Karen Johnson Davidson County
Batch# 884137 DEEDWARR
07/05/2022 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220705-0077335

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220541002**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Amanda Allen Affiant Subscribed and sworn to before me, this 30th day of June, 2022. Eliza Whitfield Notary Public My Commission Expires: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Danielle C Boersma, Trustee and Douglas P Boersma, Trustee 601 Hamilton Avenue #202 Nashville TN 37203	Wintrust Mortgage 9700 W. Higgins Rd Suite 300 Rosemont, IL 60018	Tax Parcel ID No. 105 07 3U 011.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Michael Goodwin, unmarried, and Elizabeth Ann Goodwin, married, as joint tenants with rights of survivorship,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Douglas P. Boersma, Trustee of the Douglas P. Boersma 2001 Living Trust, dated December 20, 2001 and Danielle C. Boersma, Trustee of the Danielle C. Boersma 2001 Living Trust dated December 20, 2001** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 11, together with the appurtenant interest in the common elements of Hamilton & Martin Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20190103-0000543, amended and restated in instrument No. 20201027-0124248 and Instrument No. 20210112-0005422 as corrected by Amendment of record in Instrument No. 20210205-0016975 Register's Office for Davidson County, Tennessee, Said Unit being depicted on the Site Plan attached as Exhibit C-1 and C-2 to the aforementioned Second Amended and Restated Master Deed of record in Instrument No. 20210112-0005422; First Amendment to the Second Amended and Restated Mater Deed recorded in Instrument No. 20210318-0036293, and as further depicted on the Site Plan attached as Exhibit C-3 and C-4 to the aforementioned Third Amendment to Master Deed of record in Instrument No. 20210205-0016975, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Michael Goodwin, unmarried, and Elizabeth Ann Goodwin, married, as joint tenants with rights of survivorship, by Special Warranty Deed from Hamilton & Martin, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210407-0045868, in the Register's Office of Davidson County, Tennessee, dated April 02, 2021, and recorded on April 07, 2021.

Grantor warrants that they never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

The execution of this instrument is affected by the signature of Shira Kingrey as Attorney-in-Fact for David Michael Goodwin, and Elizabeth Ann Goodwin, which Power of Attorney is recorded in Instrument N202207050077333 Register's Office for Davidson County, Tennessee.
202207050077334

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.D. Hamilton's Subdivision, as recorded in Plat Book 421, Page(s) 91.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190102-0000402 as Terminated recorded in Instrument No. 20201023-0123334.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190102-0000519 as Amended recorded in Instrument No. 20201027-0124245 as Scrivener's Affidavit recorded in Instrument No. 20201110-0132283.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Hamilton & Martin Condominiums of record in Instrument No. 20190103-0000543, as amended by instrument(s) of record in Instrument No. 20201027-0124248; Instrument No. 20210112-0005422; Instrument No. 20210318-0036293; Instrument No. 20210205-0016975; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions And Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180724-0071993.

Easement for Overhead Line, recorded in Instrument No. 20160525-0052503.

Easement for Public Right-of-Way, recorded in Instrument No. 20180806-0077172.

Service Agreement as set forth in instrument recorded in Instrument No. 20201023-0123335.

This is improved property located at 601 Hamilton Avenue #202 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2022.

David Michael Goodwin by Shira Kingrey as Attorney-In-Fact

David Michael Goodwin
by Shira Kingrey, as Attorney-In-Fact

Elizabeth Ann Goodwin by Shira Kingrey as Attorney-In-Fact

Elizabeth Ann Goodwin
by Shira Kingrey, as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, by Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact for Elizabeth Ann Goodwin and David Michael Goodwin, and they are authorized by Elizabeth Ann Goodwin and David Michael Goodwin to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of June, 2022.

Virginia Desjarlais

Notary Public
My Commission Expires: 11/08/2025

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 08, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/05/2022 ____ (date of document).

Affiant Signature

07/05/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5 day of July, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025