Karen Johnson Davidson County
Batch# 895944 DEEDWARR
07/29/2022 11:16:30 AM 4 pgs
Fees: $23.00 Taxes: $2,701.00
20220729-0086572

Name and Address of New Owner:
Bastin Family Trust
34364 Eucalyptus Terrace
Fremont, CA 94555

Send Tax Bills To:
Bastin Family Trust
Same

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 092-16-0E-084-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Richard D. Minter an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bastin S. Gerald and Jacintha Mary, Co-Trustees of Bastin Family Trust dated December 1, 2018,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 1006, together with appurtenant interest in the common elements of The Adelicia, A Condominium, a horizontal property regime established by Master Deed of record in Instrumented No. 20060222-0020964, as amended and restated by Instrument of record in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee(collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.
Together with Parking Space Number 1 and Storage Space Number 60, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.
Being the same property conveyed to Richard D. Minter, an unmarried man by Warranty deed from Bradley B. Hartrich, a single man of record in Instrument No. 20210805-0105426 Register's Office for Davidson County, Tennessee, dated July 28, 2021 and recorded on August 05, 2021. (Value of consideration shown in aforementioned deed $610,000.00.)

This instument executed on behalf of Richard D. Minter ("Principal") by Desiree Sailema pursuant to the Power of Attorney of record in Book _____, Page _____, or instrument number 202207290086572, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is __X__ improved _____ unimproved property also known as 900 20th Avenue SouthNashville, TN 37212.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of July, 2022.

Richard D Minter by DDS Atty-In-Fact (SEAL)
Richard D. Minter by Desiree Sailema, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Desiree Sailema, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Richard D. Minter and that she is authorized by Richard D. Minter, to execute this instrument on their behalf, as evidenced by a Power of Attorney recorded simultaneously herewith.

Witness my hand, at office, this 29th day of July, 2022.

Notary Signature
My commission expires: 3/17/24

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $730,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa Stilling
(Affiant)

Sworn to and subscribed before me this
29th day of July, 2022.

Timothy L Stilling
Notary Public
My commission expires: 3/17/24
File No. 2022-463

TIMOTHY L STILLING
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 July 29, 2022.

Affiant Signature

Date: 7/29/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this July 29, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM