Karen Johnson Davidson County
Batch# 906541 DEEDWARR
08/23/2022 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220823-0094958

Warranty Deed

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2022.

Notary Public

My commission expires: 3/13/26

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Emily N. Kilcline	Waterstone Mortgage Corp	072-05-0L-211.00-CO
1041 East Trinity Lane, Apt 211	N25 W23255 Paul Road	
Nashville, TN 37216	Pewaukee, WI 53072	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MELANIE JANE BULL, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY N. KILCLINE, SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 211 of 1041 Flats, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 1041 Flats, a condominium of record in Instrument Number 20200417-0040597, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Master Deed.

Being a portion of the same property conveyed to 1041 East Trinity LP, LLC, a Tennessee limited liability company by Special Warranty deed from Stratos Development Group, LLC, a Tennessee limited liability company, and ETLP, LLC, a Tennessee limited liability company of record in Instrument No. 20181219-0123536 Register's Office for Davidson County, Tennessee, dated December 18, 2018 and recorded on December 19, 2018.

Being a portion of the same property conveyed to 1041 East Trinity LP, LLC, a Tennessee Limited Liability Company by Quitclaim deed from 1041 East Trinity LP, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190108-0002094 Register's Office for Davidson County, Tennessee, dated January 08, 2019 and recorded on January 08, 2019.

Being a portion of the same property conveyed to Melanie Jane Bull, an unmarried woman by Warranty deed from 1041 East Trinity LP, LLC,a Tennessee limited liability company of record in Instrument No. 20200729-0083783 Register's Office for Davidson County, Tennessee, dated July 23, 2020 and recorded on July 29, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1041 East Trinity Lane, Apt 211, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of August, 2022.

Melanie Bull

Melanie Jane Bull

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Melanie Jane Bull, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of August, 2022.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 August 22, 2022.

Tori Cole

Affiant Signature

Date: 8/22/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 22, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

