WARRANTY DEED

Karen Johnson Davidson County
Batch# 915855 DEEDWARR
09/13/2022 10:22:45 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20220913-0102070

DM-BMR-22-1041-315-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Mary E Hellmann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary E Hellmann	new owner	
(NAME)	(NAME)	**072 05 0L 315.00**
1041 E Trinity Ln #315		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MONIKA WITKOWSKI, SOLE OWNER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY E HELLMANN, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 315 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, AS AMENDED IN INSTRUMENT NO(S). 20200710-0075270, 20200820-0094232, 20201005-0114952 AND 20201217-0149305 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 the same property conveyed to Monika Witowski, sole owner, by Special Warranty Deed from 1041 East Trinity LP, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20210114-0006155, in the Register's Office of Davidson County, Tennessee, dated January 13, 2021 and recorded on January 14, 2021. Monika Witowski is correctly known as MONIKA WITKOWSKI.

Being part 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, in the Register's Office of Davidson County, Tennessee, dated January 08, 2019 and recorded on January 08, 2019.

This conveyance is subject to:
- Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Gasper Zopfi's Place, as recorded in Plat Book 332, Page(s) 167.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200417-0040597, Amendments in Instrument No(s). 20200710-0075270, 20200820-0094232, 20201005-0114952 and 20201217-0149305.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180424-0038650.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4822, Page 685 and Book 5002, Page 381.
- Easement recorded in Book 4845, Page 471.
- Easement for Public Right of Way, recorded in Instrument No. 20180425-0039026.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1041 E Trinity Ln #315, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 1st DAY OF SEPTEMBER, 2022.

Monika Witkowski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212