Karen Johnson Davidson County
Batch# 920038 DEEDWARRSP
09/22/2022 08:22:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220922-0105167

This Instrument Prepared by:
Stephen M. Montgomery
Dickinson Wright PLLC
424 Church Street, Suite 800
Nashville, TN 37219

STATE OF NEVADA
COUNTY OF CLARK

The actual consideration or true value, whichever is greater for this transfer is $440,000.00.
This deed is executed by the trustee of a revocable living trust to implement the distribution of real property to a trust beneficiary.

Affiant

Subscribed and sworn to before me on
this the 16th day of September, 2022.

Notary Public

KATHERINE LACHANCE
Notary Public, State of Nevada
No. 17-1096-1
My Appt. Exp. Nov. 25, 2024

My Commission Expires: 11/25/2024

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
Stacey Brown Sullivan 2442 Monte Vista Drive Vestavia Hills, AL 35216	Same	093-09-0A-015.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Premier Trust, Inc., a Nevada corporation, the Successor Trustee of the L.R. Brown Nevada Trust dated December 2, 2011** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Stacey Brown Sullivan** ("Grantee"), her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property"). The Property is improved property known as 1510 Demonbreun Street, Unit 603, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, her successors and assigns forever.

AND Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property. And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title

to the Property to Grantee, her successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference. The Property is conveyed "AS-IS, WHERE-IS" and with all faults and without representation or warranty except as expressly stated herein.

NO RECORDING TAX IS PAYABLE UPON THE RECORDING OF THIS INSTRUMENT PURSUANT TO TENN. CODE ANN. § 67-4-109(a)(1)(C)(viii) BECAUSE THIS DEED IS EXECUTED BY THE TRUSTEE OF A REVOCABLE LIVING TRUST TO IMPLEMENT THE DISTRIBUTION OF THE REAL PROPERTY TO A TRUST BENEFICIARY.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 16th day of September, 2022.

GRANTOR:

Premier Trust, Inc., a Nevada corporation, Successor Trustee of the L.R. Brown Nevada Trust dated December 2, 2011

By: Cheree Boulding
Cheree Boulding, Trust Officer

STATE OF NEVADA)
)
COUNTY OF CLARK)

Before me, Katherine Lachance, a Notary Public of said County and State, personally appeared Cheree Boulding, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a duly appointed Trust Officer of Premier Trust, Inc., the within named bargainor, a corporation, and that she as such Trust Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as its Trust Officer.

Witness my hand and seal, at Office in Las Vegas, Nevada, this 16th day of September, 2022.

KATHERINE LACHANCE
Notary Public, State of Nevada
No. 17-1096-1
My Appt. Exp. Nov. 25, 2024

Katherine Lachance
Notary Public
My Commission Expires: 11/25/2024

EXHIBIT A

PROPERTY DESCRIPTION

All interest in the following described real estate situated in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 603, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20070725-0088390, as amended in Instrument No. 20080219-0015612; Instrument No. 20080410-0036475; Instrument No. 20080701-0068043; Instrument No. 20081201-0116444; Instrument No. 20090608-0053187; Instrument No. 20090625-0059073; Instrument No. 20110324-0022950 and at Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee, said Units being depicted on the Condominium Site Plat attached as Exhibit B to the aforementioned Master Deed, as amended.

Together with Parking Space 12 as set forth in the Eighth Amendment to Master Deed of Record in Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to L.R. Brown, Trustee of the L.R. Brown Nevada Trust, dated December 2, 2011, from L.R. Brown, a single man, by Warranty Deed of record at Instrument No. 20120606-0049548, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Any and all encumbrances of record.

Tennessee Certification of Electronic Document

I, Stephen Montgomery, 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 9/16/22 (date of document).

S. M. M.
Affiant Signature

September 21, 2022
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 21 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires: May 5, 2025

NOTARY'S SEAL

JENNIFER M COUNCIL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON