PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 949222 DEEDWARR
12/08/2022 09:34:32 AM 2 pgs
Fees: $13.00 Taxes: $917.60
20221208-0127848

Ivey Title, LLC Ref: (DM) Title No.: 62918
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
The Michael E. Florian 2013 Irrevocable Trust u/a/d June 21, 2013 259 BEckenham Circle Unit 304 Bel Air, MD 21014	New owner

TAX MAP PARCEL NUMBERS: 129150A12900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$248,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walker Casey Reed**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara Ann Gostomski and Richard E. Florian, Jr., Trustees of The Michael E. Florian 2013 Irrevocable Trust u/a/d June 21, 2013** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 129 of Belle Meade Highlands Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A2 to the Master Deed of record in Book 7091, page 302, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in th general and limited common elements of the Condominium.

Being the same property conveyed to W. Casey Reed by Substitute Trustee's deed from J. Phillip Jones, Substitute Trustee, dated June 2, 2006 and recorded on July 6, 2006, of record in Inst. No. 20060706-0081205, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 15, 2011, recorded November 9, 2011, of record in Inst. No. 20111109-0087749, said Register's Office, Stephanie Marie Mouton Reed conveyed her interest in subject property to Walker Casey Reed in accordance with the terms of a Marital Dissolution Agreement, Docket No. 09D3300, in the Fourth Circuit Court for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit A2 to the Master Deed of record in Book 7091, page 302, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 7091, page 302, amended in Inst. No. 20071025-0126213, Inst. No. 20080424-0042111, Inst. No. 20150520-0046371, Inst. No. 20150818-0083106, Inst. No. 202205200058927, Inst. No. 20220520-0058928, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Belle Meade Highlands Condominium Association of record in Book 7102, page 223, said Register's Office; Temporary Easement Agreement of record in Book 11000, page 273, said Register's Office.

This property has never been used as Grantor's primary residence or as a personal residence.

This is improved property, known as 21 Vaughns Gap Road, # 129, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of November, 2022.

W. Casey Reed

Walker Casey Reed

State of Tennessee

County of Davidson

On this 29th day of November, 2022, before me the undersigned authority, personally appeared Walker Casey Reed, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H. Taylor

Notary

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $248,000.00.

Elaine Rufus

Affiant

Sworn and subscribed before me this 29 day of November, 2022.

M. Catherine Clearwater

Notary

My Commission Expires: 1-6-25

CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY