Karen Johnson Davidson County
Batch# 952312 DEEDWARR
12/16/2022 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,210.83
20221216-0130231

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $327,250.00.

Affiant

Subscribed and sworn before me this the 18th day of November, 2022.

Notary Public
My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shaina I. Botwin	COMMUNITY MORTGAGE	072-05-0L 301.00
1041 E. Trinity Ln #301	3401 COLLEGE BLVD STE 220	
Nashville, TN 37216	LEAWOOD, KS 66211	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KEVIN COELLO-BRIZUELA, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHAINA I. BOTWIN, A SINGLE PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 301 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, amended in Instrument No. 2020710-0075270, Instrument No. 2020820-0094232, and Instrument No. 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 Kevin Coello-Brizuela, unmarried, by deed dated 03/29/2021, from 1041 East Trinity LP, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210405-0044453, Register's Office for said County.

Also being a portion of the same property conveyed to 1041 East Trinity LP, LLC, a Tennessee Limited Liability Company, by deed dated 01/08/2019, from 1041 East Trinity LP, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190108-0002094, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1041 E. Trinity Ln #301, Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

KCB

Witness my hand this the 18th day of November, 2022.

Kevin Coello-Brizuela

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kevin Coello-Brizuela, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of November, 2022.

My commission expires:
7/19/2024

Notary Public



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 16, 2022 (date of document).

Affiant Signature

December 16, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 16th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023