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# 955855 DEEDWARR
12/28/2022 02:09:35 PM 3 pgs
Fees: $18.00 Taxes: $2,782.40
20221228-0133223

Ivey Title, LLC Ref: (DW) Title No.: 62941
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gary W. Duncan Carol R. Duncan 518 72nd Street Holmes Beach, FL 34217	NEW OWNER

TAX MAP PARCEL NUMBERS: 116030M40600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$752,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael John Levine, Trustee of the Robert & Ann Levine Living Trust, established by the Revocable Trust Agreemeent of Robert Charles Levine and Ann Marie Levine dated July 15, 2021**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gary W. Duncan and Carol R. Duncan, husband and wife,** 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. 406 of Belle Meade Court Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Instrument No. 20081223-0122172, 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 the general and limited common elements of the Condominium.

Being the same property conveyed to Robert C. Levine and wife Ann M. Levine by Warranty Deed from Kenner Development Company, LLC, a Georgia limited liability company, dated February 18, 2009 and recorded on March 2, 2009 of record in Instrument No. 20090302-0017801, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 15, 2021, recorded July 19, 2021, of record in Instrument No. 20210719-0096793, said Register's Office, subject property was conveyed to Michael John Levine, Trustee of the Robert & Ann Levine Living Trust, established by the Revocable Trust Agreement of Robert Charles Levine and Ann Marie Levine dated July 15, 2021.

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

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Instrument No. 20081223-0122172, said Register's Office, shows an owner's certificate, 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 Instrument No. 20081223-0122172, and amended to By Laws in Instrument No. 20101207-0097450, 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. Stormwater Detention Agreement to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20070208-0016683, said Register's Office. All Matters shown on the Plan of record in Instrument No. 20070208-0016683, said Register's Office. Declaration of Right of Way Easement Agreement with Covenants and Restrictions of record in Instrument No. 20070404-0040334, said Register's Office. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20070306-0027614, said Register's Office. Charter of Belle Meade Court Condominium Association of record in Instrument No. 20081217-0120665, said Register's Office.

This is improved property, known as 4120 Ridgefield Drive, # 406, 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 21st day of December, 2022.

Robert & Ann Levine Living Trust dated July 15, 2021

By: _____
Michael John Levine, Trustee

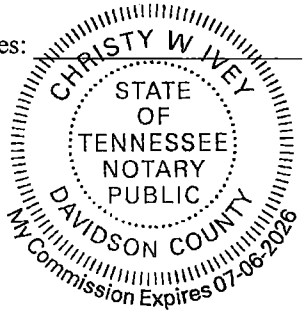
State of Tennessee

County of Davidson

On this 21st day of December, 2022, before me the undersigned authority, personally appeared Michael John Levine, Trustee of the Robert & Ann Levine Living Trust, established by the Revocable Trust Agreemeent of Robert Charles Levine and Ann Marie Levine dated July 15, 2021, 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.

_____
Notary

My Commission Expires:



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: $752,000.00.

Affiant

Sworn and subscribed before me this 21st day of December, 2022.

Notary

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026