Karen Johnson Davidson County
Batch# 960927 DEEDWARR
01/13/2023 11:00:30 AM 5 pgs
Fees: $28.00 Taxes: $740.00
20230113-0003009

Name and Address of New Owner:
Donzella Geter
112 Ellington Place, Unit E
Madison, TN 37115

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
New Owners

Map & Parcel(s):
051-10-0B-023-00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The State Bank of Geneva and Aaron Rudberg, as Co-Trustees of the Barbara Melin Trust U/W; F/B/O Robert Melin**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Donzella Geter**, hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being all of Unit No. 112, a Horizontal Property Regime, which is located on the Plan of Ellington Place Condominiums, according to plat as set forth on Exhibit "C" of the Master Deed of Ellington Place Condominiums of record in Book 6984, page 84 and as amended in Instrument No. 20090603-0051203, in the Register's Office of Davidson County, Tennessee, and being part of the land shown on the subdivision plan of Ellington Place Condominiums of record in Book 6250, page 829, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said unit.
>
> Being the same property conveyed to The State Bank of Geneva and Aaron Rudberg, as Co-Trustees of the Barbara Melin Trust U/W; F/B/O Robert Melin from American Bank & Trust Co., as Trustee of the Barbara Melin Trust U/W; F/B/O Robert Melin by Quitclaim Deed of record in Instrument No. 20200228-0022210, in the Register's Office of Davidson County, Tennessee, dated January 13, 2020, and recorded on February 28, 2020, as corrected by Affidavit of Shira Kingrey, Attorney of record in Instrument 20221216-0130266, in the Register's Office of Davidson County, Tennessee, dated December 15, 2022 and recorded on December 16, 2022.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 112 Ellington Place, Nashville, TN 37115

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, their heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 hand this 06 day of January, 2023.

Aaron Rudberg, Co-Trustee of the Barbara Melin Trust U/W; F/B/O Robert Melin

The State Bank of Geneva, Co-Trustee of the Barbara Melin Trust U/W; F/B/O Robert Melin
By: _____
Richard Razum, President

STATE OF Utah
COUNTY OF Summit

Personally appeared before me, a notary public in and for the state and county aforementioned, Aaron Rudberg, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Co-Trustee of the Barbara Melin Trust U/W; F/B/O Robert Melin and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of January, 2023.

Notary Signature
My commission expires: 04-02-2024

SCOTT WARNER
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 711310
COMM. EXP. 04-02-2024

STATE OF
COUNTY OF

Personally appeared before me, a notary public in and for the state and county aforementioned, Richard Razum, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of The State Bank of Geneva, Co-Trustee of the Barbara Melin Trust U/W; F/B/O Robert Melin and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, 2023.

Notary Signature
My commission expires:_____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00.

Affiant Signature

Subscribed and sown to before me, this the _____ day of January, 2023.

WITNESS my hand this 06 day of January, 2023.

Aaron Rudberg, Co-Trustee of the Barbara Melin Trust U/W; F/B/O Robert Melin

The State Bank of Geneva, Co-Trustee of the Barbara Melin Trust U/W; F/B/O Robert Melin
By: _____
Richard Razum, President

STATE OF
COUNTY OF

Personally appeared before me, a notary public in and for the state and county aforementioned, Aaron Rudberg, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Co-Trustee of the Barbara Melin Trust U/W; F/B/O Robert Melin and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, 2023.

Notary Signature
My commission expires:_____

STATE OF Illinois
COUNTY OF Kane

Personally appeared before me, a notary public in and for the state and county aforementioned, Richard Razum, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of The State Bank of Geneva, Co-Trustee of the Barbara Melin Trust U/W; F/B/O Robert Melin and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of January, 2023.

Susan J Barucca
Notary Signature
My commission expires: 8/29/26

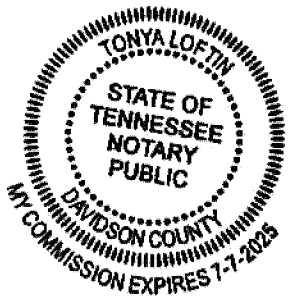
SUSAN J BARUCCA
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 29, 2026

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00.

Jamaika Jones
Affiant Signature

Subscribed and sown to before me, this the 10 day of January, 2023.



Tonya Loftin
Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Jameika Jones, 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 1/6/2023.

Date

Jameika Jones
Affiant Signature

01/13/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 13th day of January, 20 23.

Notary's Signature

My Commission Expires: _____
Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)