WARRANTY DEED

Karen Johnson Davidson County
Batch# 995205 DEEDWARR
04/21/2023 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20230421-0029736

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

File #23-PA-1041-107

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy Brent Palmer	**New Owner**	
(NAME)	(NAME)	
1041 East Trinity Lane, Unit 107		**072 05 0L 107.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIC CRUZ, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY BRENT PALMER, A SINGLE PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 107 of 1041 Flats, 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, as amended in Instrument No. 20200710-0075270, Instrument No. 20200820-0094232, Instrument No. 20201005-0114952 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 Eric Cruz, Single Man, by Special Warranty Deed from 1041 East Trinity LP, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20201028-0124598, in the Register's Office of Davidson County, Tennessee, dated October 13, 2020 and recorded on October 28, 2020.

This conveyance is subject to:

*Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Casper Zopfi's Place, as recorded in Book 332, Page 167.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200417-0040597;

Amendments recorded in Instrument No. 20200710-0075270; Instrument No. 20200820-0094232; Instrument No. 20201005-0114952 and Instrument No. 20201217-0149305.

*Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20180424-0038650.

*Driveway Agreement as set forth in instrument recorded in Book 4845, Page 471.

*Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20180425-0039025 and Instrument No. 20180425-0039026.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1041 East Trinity Lane, Unit 107, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 21st day of April, 2023.

Eric Cruz By Loy Carney, Attorney In Fact

Eric Cruz by Loy Carney, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of April, 2023, before me personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Eric Cruz and acknowledged that he executed the same as the free act and deed of the said Eric Cruz.

Witness my hand, at office, this 21st day of April, 2023.

Tammy L. Carney

Notary Signature
My commission expires:

TAMMY L. CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 21st day of April, 2023.

Affiant Signature
Date 04/21/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21st day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

