Karen Johnson Davidson County
Batch# 1015549 DEEDWARR
06/15/2023 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20230615-0045753

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20989-AP

37678

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2023.

Notary Public
My Commission Expires: 9/8/25

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kelsey Todd 1403 Martin Street, Unit 303 Nashville, TN 37203	First Trust 906 S. Rock St. Sheridan AR 72150	105-7-3U-24.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kathy von Broembsen, single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kelsey Todd**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

* a single woman

Being a certain condominium apartment situated in Davidson County, Tennessee, and being known as Unit 24, together with the appurtenant common elements of the Hamilton & Martin Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hamilton & Martin Condominiums of record in Instrument No. 20190103-0000543; as Amended and Restated in Instrument No. 20201027-0124248, 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, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the site plan attached as exhibit to said Master Deed. Reference is also hereby made to Master Regime created under the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190102-000402, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Kathy von Broembsen, single woman by Special Warranty Deed from Hamilton & Martin LLC, a Tennessee limited liability company, dated January 21, 2021, recorded January 25, 2021, of record in Instrument No. 20210125-0010943, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1403 Martin Street, Unit 303, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of June, 2023.

GRANTOR:

Kathy von Broembsen

STATE OF GEORGIA
COUNTY OF DeKalb

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathy von Broembsen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of June, 2023.

Notary Public
My Commission expires: 02/06/27

DAPHNE TREVATHAN NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 06, 2027

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/13/23 (date of document).

Affiant Signature

6/13/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of June, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY