Karen Johnson Davidson County
Batch# 1025764 DEEDWARR
07/13/2023 09:59:06 AM 2 pgs
Fees: $13.00 Taxes: $1,043.40
20230713-0053639

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-1690-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $282,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of July, 2023.

Notary Public
My Commission Expires: 8-24

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Devon Jeremy Inman 1540 Lebanon Pike, #305 Nashville, TN 37210	New Owner	094 12 0A 305.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Premier Trust, Inc., a Nevada corporation, Custodian fbo Debra Grimes IRA**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Devon Jeremy Inman, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 305 on the Plat of The Flats at Ontario, Exhibit B of the Declaration for The Flats at Ontario of record in Instrument No. 20211215-0165601, and labeled as "The Flats at Ontario" on the plat for The Ontario, Exhibit B of the Master Declaration for The Ontario, of record in Instrument No. 20211215-0165599 and Declaration recorded in Instrument No's. 20211215-0165600 and 20211215-0165601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description together with and subject to all rights and obligations appurtenant thereto as set forth in said Declaration and Master Declaration.

Being the same property conveyed to Premier Trust Custodian FBO Debra Grimes IRA, by Special Warranty Deed from Ontario Partners, Inc., a Tennessee corporation, of record in Instrument No. 20221004-0109394, in the Register's Office of Davidson County, Tennessee, dated September 29, 2022, and recorded on October 04, 2022.

Being a part of the same property conveyed to Ontario Partners, Inc., a Tennessee corporation, by Quitclaim Deed from 1600 Lebanon Partners, G.P., a Tennessee general partnership, of record in Instrument No. 20210315-0033883, in the Register's Office of Davidson County, Tennessee, dated March 10, 2021 and recorded on March 15, 2021.

Being the same property conveyed to 1600 Lebanon Partners, G.P., a Tennessee general partnership, by Quitclaim Deed to Combine Tax Parcels from Richard W. Sebastian, Trustee, and also further conveyed from 1600 Lebanon Partners, G.P., a Tennessee general partnership, of record in Instrument No. 20210315-0033882, in the Register's Office of Davidson County, Tennessee, dated March 10, 2021 and recorded on March 15, 2021.

Being the same property conveyed to 1600 Lebanon Partners, GP, a Tennessee general partnership, by Special Warranty Deed from Somerset Development Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20200422-0042304, in

the Register's Office of Davidson County, Tennessee, dated April 20, 2020 and recorded on April 22, 2020.

This is improved property located at: **1540 Lebanon Pike, #305, Nashville, TN 37210**

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 16 day of July, 2023.

GRANTOR:

Premier Trust, Inc., a Nevada corporation, Custodian fbo Debra Grimes IRA

By: _____
Kathy Klein, Trust Officer

STATE OF NEVADA
COUNTY OF CLARK

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kathy Klein, 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 within instrument for the purposes therein contained, and who further acknowledged that she is the Trust Officer of Premier Trust, Inc., a Nevada corporation, Custodian fbo Debra Grimes IRA, and that she is authorized by Premier Trust, Inc., Custodian fbo Debra Grimes IRA to execute this instrument on its behalf by herself as such Trust Officer.

WITNESS my hand and seal at office this 16 day of July, 2023.

KRYSTAL GOMEZ
Notary Public, State of Nevada
No. 17-3072-1
My Appt. Exp. July 14, 2025

_____
Notary Public
My Commission expires: July 14, 2025