Karen Johnson Davidson County
Batch# 1039234 DEEDWARR
08/16/2023 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230816-0063959

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-07-570
Parcel ID: 072 05 0L 208.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Roman Lawrence Berens 1041 East Trinity Lane, Unit 208 Nashville, TN 37216	Same as New Owner	Map/Parcel 072 05 0L 208.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Erin Elizabeth James and Paul Jacob Hayden, wife and husband** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Roman Lawrence Berens, unmarried man** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 1041 East Trinity Lane, Unit 208, Nashville, TN 37216 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 208 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 Nos. 20200710-0075270; 20200820-0094232; 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 Erin Elizabeth James, Single Woman, by Special Warranty Deed from 1041 East Trinity LP, A Tennessee Limited Liability Company, of record in Instrument No. 20200820-0093998, in the Register's Office of Davidson County, Tennessee, dated August 10, 2020 and recorded on August 20, 2020.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our

heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 10 day of August, 2023.

Erin Elizabeth James

Paul Jacob Hayden

STATE OF Kentucky
COUNTY OF Scott

On this 10 day of August, 2023, before me personally appeared Erin Elizabeth James and Paul Jacob Hayden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10 day of August, 2023.

Notary Signature
My commission expires: 06/20/2026

Leslie McKinney Vann
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID. # KYNP49962
MY COMMISSION EXPIRES JUNE 26, 2026

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Montgomery

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16 day of August, 2023.

Notary Public
My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 8/10/23.

Affiant Signature – Joshua A. Terry

8/15/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/15/23.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON