THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231046129** Karen Johnson Davidson County Batch# 1073166 DEEDWARR 11/17/2023 11:45:30 AM 3 pgs Fees: $18.00 Taxes: $1,480.00 20231117-0089763	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00 Affiant Subscribed and sworn to before me, this 16th day of November, 2023. Notary Public My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

WARRANTY DEED

Address New Owner: Thomas and Cynthia Miller Living Trust dated May 6, 2022. 4225 Harding Pike #103 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 16 0C 103.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kyle Alexander Masters, Co-Trustee and Blair Christopher Masters, Co-Trustee of The Mary Jayne Masters Revocable Trust Dated January 12, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas P. Miller, Jr. and Cynthia C. Miller, Trustees of the Thomas and Cynthia Miller Living Trust dated May 6, 2022** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 103 on the Wellington Arms, a condominium development of record in Plat Book 5200, Page 316, and established under Master Deed Book 5721, Page 241 and Instrument of Correction recorded in Book 5740, Page 897 and Amended in Instrument No. 20001205-0119242, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to The Mary Jayne Masters Revocable Trust Dated January 12, 2023, by Warranty Deed from Mary Jayne Masters, of record in Instrument No. 20230127-0006470, in the Register's Office of Davidson County, Tennessee, dated January 12, 2023 and recorded on January 27, 2023.

Being the same property conveyed to Mary Jayne Masters, by Warranty Deed from Elizabeth B. Simpson, married, of record in Book 9737, Page 831, in the Register's Office of Davidson County, Tennessee, dated July 20, 1995 and recorded on July 24, 1995.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor w ho 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Wellington Arms, a condominium development, as recorded in Plat Book 5200, Page(s) 316. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into

the Master Deed establishing Wellington Arms Condominium of record in Book 5721, Page 241 and Instrument of Correction recorded in Book 5740, Page 897, as amended by instrument(s) of record in Instrument No. 20001205-0119242; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewers, recorded in Book 7692, Page 861.
Rules & Regulations recorded in Instrument No. 20210112-0005058 and Instrument No. 20220616-0069145.

This is improved property located at 4225 Harding Pike #103 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 16th day of November, 2023.

The Mary Jayne Masters Revocable Trust Dated January 12, 2023

By: Kyle Alexander Masters, Co-Trustee

By: Blair Christopher Masters, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Jayne Revocable Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of , the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of November, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 11-16-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11-16-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th **day of** November **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

