THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231046169

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $260,000.00.

Affiant

Subscribed and sworn to before me, this ~~27th~~ 22nd day of November, 2023.

Notary Public
My Commission Expires: 8/3/25

Karen Johnson
Batch # 1079475
12/07/2023 10:26:24 AM
Fees: $13.00 Taxes: $962.00

Davidson County
DEEDWARR
2 pgs

20231207-0094534

PURNELL BLACKMON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christian Falyar 1041 E Trinity Lane #320 Nashville TN 37216	New Owner	Tax Parcel ID No. 072 05 0L 320.00

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, **Po Man Chui and Whitney Bailey as the heirs-at-law of Warren Chan** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Christian Falyar**, a married man ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 320 of 1041 Flats, a Condominium, 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 and amendments recorded in Instrument No. 2020710-0075270; Instrument No. 2020820-0094232; 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 Warren Chan, Married, by Special Warranty Deed from 1041 East Trinity Lane LP, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20200812-0089947, in the Register's Office of Davidson County, Tennessee, dated August 05, 2020 and recorded on August 12, 2020. The said Warren Chan died intestate on December 22, 2022. Upon his death, the subject property passed to his heirs at law, Po Man Chui and Whitney Bailey, as evidenced by Affidavit of Heirship of record in Instrument No. 20231207-0094532 & 20231207-0094533

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.

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

Declaration of Covenants, Conditions and Restrictions recorded in Instrument Number 20200417-0040597 and amendments recorded in Instrument No. 2020710-0075270; Instrument No. 2020820-0094232; Instrument No. 20201005-0114952 and Instrument No. 20201217-0149305.

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

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4822, Page 685 and Book 5002, Page 381.

Easement for Dedication of Public Right of Way, recorded in Instrument No. 20180425-0039026. Easement for Declaration Establishing Stormwater, recorded in Instrument No. 20231019-0081947.

Easement 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.

This is improved property located at 1041 E Trinity Lane #320 Nashville TN 37216

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 27th day of November, 2023.

Po Man Chui

Po Man Chui

Whitney Bailey

Whitney Bailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Po Man Chui with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of November, 2023.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Notary Public

My Commission Expires:

STATE OF TN
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Whitney Bailey, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of November, 2023.

Notary Public

My Commission Expires: 8/3/25

PURNELL BLACKMON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY