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

CRT File No. 231146308

Karen Johnson Davidson County
Batch# 1081533 DEEDWARR
12/13/2023 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20231213-0096163

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $550,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of December, 2023.

Notary Public
My Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brad Pearson 1069 E East Trinity Lane Nashville TN 37216	New Owner	Tax Parcel ID No. 072 06 0W 010.00

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, Blue East Trinity Trust, dated June 27, 2017, as amended and restated on May 24, 2022 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Brad Charles Pearson, an unmarried man("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. 10 of East Trinity Townhomes, a Horizontal Property Regime with Private Elements, a Townhome 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 T.C.A., under the Declaration of Covenants, Conditions and Restrictions establishing East Trinity Townhomes of record in Instrument No. 20160127-0007967; as being amended in Instrument No. 20170419-0038555 and Instrument No. 20170515-0048179, 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 Declaration; together with a percentage interest in the common elements and as set forth in said Declaration.

Being the same property conveyed to Blue East Trinity Trust, dated June 27, 2017, as amended and restated on May 24, 2022, by Quitclaim Deed from Legina Chaudoin, Trustee of the Blue East Trinity Trust, dated June 27, 2017, of record in Instrument No. 20220617-0069473, in the Register's Office of Davidson County, Tennessee, dated June 08, 2022 and recorded on June 17, 2022.

Being the same property conveyed to Legina Chaudoin, Trustee of the Blue East Trinity Trust, dated June 27, 2017, by Warranty Deed from CJ Trinity Lane Partners, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20171215-0128182, in the Register's Office of Davidson County, Tennessee, dated December 13, 2017 and recorded on December 15, 2017.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised and Corrected Map of Subdivision of Casper Zopfi's Place, as recorded in Plat Book 332, Page 167 Revised and Corrected recorded in Plat Book 547, Pages 21 and 22.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160127-0007967; as being amended in Instrument No. 20170419-0038555 and Instrument No. 20170515-0048179.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160128-0008185.

This is improved property located at 1069 E East Trinity Lane 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 8th day of December, 2023.

Blue East Trinity Trust, dated June 27, 2017, as amended and restated on May 24, 2022

By: Stephanie Mundy Self, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie Mundy Self, Trustee of the Blue East Trinity Trust, dated June 27, 2017, as amended and restated on May 24, 2022 , 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.

Witness my hand, at office, this 8th day of December, 2023.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

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 12/8/23.

Affiant Signature – Joshua A. Terry

12/13/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/13/23

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-24