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

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

CRT File No. 231246390

Karen Johnson Davidson County
Batch # 1086451 DEEDWARR
12/29/2023 09:21:44 AM 2 pgs
Fees: $13.00 Taxes: $3,737.00
20231229-0100017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,010,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of December, 2023.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emily Moon 1212 Laurel Street #1213 Nashville TN 37203	New Owner	Tax Parcel ID No. 093 09 0C 130.00

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, **Melissa Marie Levack, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Moon**, ("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 located in Davidson County, Tennessee, being Unit No. 1213 of Twelve Twelve, a Condominium (including parking spaces 57 and 58, and storage space 13), a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument No. 20140718-0063781, amended in Instrument No. 20160614-0060193, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws 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 voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Melissa Marie Levack, a Single Person, by Warranty Deed from Donald J. Gray and Tammy L. Gray, Husband and Wife, of record in Instrument No. 20180802-0076029, in the Register's Office of Davidson County, Tennessee, dated August 01, 2018 and recorded on August 02, 2018.

Guy Williams joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 Twelfth Avenue South at Demonbreun Street and Laurel Street, as recorded in Instrument No. 20120216-0013756.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Twelve Twelve, a Condominium of record in Instrument No. 20140718-0063781 as amended in Instrument No. 20160614-0060193; Instrument No. 20191230-0134559; Instrument No. 20220329-0036090 and Instrument No. 20221129-0124987; 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.

Covenants, Conditions and Restrictions as set forth in Declaration of Easements and Restrictive Covenants recorded in Instrument No. 20121227-0119217.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants For Stormwater Facilities and Systems recorded in Instrument No. 20130122-0006827.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument No. 20131231-0131305.

Easement for Ingress and Egress, recorded in Book 4318, Page 544.

Easement for Construction of a Controlled Access Highway and Ingress and Egress, recorded in Book 4370, Page 916 and Book 4395, Page 715.

Easement recorded in Instrument No. 20140328-0025601 and Instrument No. 20140924-0087646.

Ordinance approving the ARTS Center Redevelopment Plan recorded in Book 10965, Page 404, as amended in Book 11625, Page 252; Instrument No. 20020715-0084598; Instrument No. 20130903-0092714 and Instrument No. 20140410-0030060.

Arts Center Redevelopment Plan in Ordinance #98-1188, Amendment No. 1 as Ordinance #99-1761 and Amendment No. 2 as Ordinance No. BL 2002-1063, recorded in the Metropolitan Clerk's Office for Davidson County, Tennessee.

Bill No. 084-571 closing Alley No. 234 extending from 12th Ave S Westerly to the Easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville and Davidson County, Tennessee.

This is improved property located at 1212 Laurel Street #1213 Nashville TN 37203

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 22 day of December, 2023.

Melissa Marie Levack

Melissa Marie Levack

Guy Williams

Guy Williams

STATE OF ~~TENNESSEE~~ CO)
COUNTY OF ~~DAVIDSON~~ Arapahoe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa Marie Levack and Guy Williams, 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 22nd day of December, 2023.

Notary Public

NADIM S. KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2024