This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 6-2530-KS

Karen Johnson Davidson County
Batch# 1087581 DEEDWARR
01/02/2024 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20240102-0000183

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2023.

Notary Public
My Commission Expires: My Commission Expires January 28, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bret A. Cunningham 3818 West End Avenue #309 Nashville, TN 37205	New Owner	104 09 0K 309.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Dolores J. Loutzenhiser, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Bret A. Cunningham, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 309, together with the appurtenant interest in the common elements of The Montclair, a horizontal property regime established by Master Deed and By-laws of record in Book 7332, Page 380, amended in Book 7902, Page 113, Instrument No. 20021231-0162451 and Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Dolores J. Loutzenhiser, by Quitclaim Deed from Dolores J. Loutzenhiser, Trustee of the Dolores J. Loutzenhiser Revocable Trust dated November 29, 2000, of record in Instrument No. 20190610-0055304, in the Register's Office of Davidson County, Tennessee, dated June 07, 2019, and recorded on June 10, 2019.

Being the same property conveyed to Dolores J. Loutzenhiser, Trustee for the Dolores J. Loutzenhiser Revocable Trust, dated November 29, 2000, by Warranty Deed from Yong S. Suh and wife, Jean K. Suh, of record in Instrument No. 20110623-0048086, in the Register's Office of Davidson County, Tennessee, dated June 15, 2011, and recorded on June 23, 2011.

This is improved property located at: **3818 West End Avenue, #309, Nashville, TN 37205.**

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 who 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.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do

further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 29th day of December, 2023.

GRANTOR:

Dolores J. Loutzenhiser

Dolores J. Loutzenhiser

STATE OF COLORADO
COUNTY OF Denver

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dolores J. Loutzenhiser, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of December, 2023.

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

Notary Public
My Commission expires: 6/24/24

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 12-29-23

Kathy Smith
Affiant Signature

12-29-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Dec 29, 2023

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

