Prepared by:

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch # 1101024 **DEEDWARR**
02/14/2024 10:39:18 AM 2 pgs
Fees: $13.00 Taxes: $2,571.50

20240214-0010259

MELISSA A. JOHNSON
Notary Public - Arizona
Maricopa County
Commission # 629223
My Comm. Expires Jul 24, 2026

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

STATE OF AZ
COUNTY OF maricopa

The actual consideration or value, whichever is greater, for this transfer is: $695,000.00

Affiant

Subscribed and sworn to before me, this 12th day of Feb., 2024.

melissa A. Johnson
Notary Public
My Commission Expires: 7.24.26

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
C.A. Briggs IRR Trust U/W of Carolyn Ann Briggs 1212 Laurel Street #609 Nashville, TN 37203	New Owner	Tax Parcel ID No.____ 093-09-0C-036.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER STARK, A SINGLE PERSON** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **C.A. BRIGGS IRR TRUST U/W OF CAROLYN ANN BRIGGS,** ("Grantee"), Grantee's 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 609 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, 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 Christopher Stark, a single person by Warranty deed from Jordyn Stewart, a single woman Michael Stewart, an unmarried man of record in Instrument No. 20220825-0096001 Register's Office for Davidson County, Tennessee, dated August 22, 2022 and recorded on August 25, 2022.

This is improved property commonly known as: **1212 Laurel Street #609 Nashville, TN 37203**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's

successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 12th day of February, 2024.

CHRISTOPHER STARK

STATE OF AZ)
)
COUNTY OF maricopa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER STARK**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of February, 2024.

melissa A. Johnson
Notary Public
My Commission Expires: 7.24.26

