Name and Address of New Owner:
Vanessa Newman
519 27th Avenue North, 202
Nashville, TN 37209

Send Tax Bills To:
Vanessa Newman

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 092-10-0M-004-00

Karen Johnson Davidson County
Batch# 1101440 DEEDWARR
02/15/2024 12:05:30 PM 4 pgs
Fees: $23.00 Taxes: $843.60
20240215-0010587

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Elizabeth Epps and Edward Epps as Heirs of Reginald Epps, unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Vanessa Newman**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

That certain condominium unit in Davidson County, Tennessee, being Unit No. 2B on the plan of Axis27, as shown on Exhibit "B" to that certain Declaration of AXIS27 Condominiums, of record as Instrument No. 20190301-0019077, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Declaration of AXIS27 Condominiums, of record as Instrument No. 20190729-0074467 (collectively, the "Condominium Declaration"), Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof, together with an undivided interest in the Common Elements as described in the Condominium Declaration and all other rights and appurtenances pertaining to said condominium unit.

Being the same property conveyed to Reginald Epps, unmarried man, by Warranty Deed dated May 11, 2021 from RSD 27th Avenue, LLC, a Tennessee limited liability company, recorded May 12, 2021 in Instrument No. 20210512-0063953 in the Register's office.

The said Reginald Epps having since died on May 5, 2023 being survived by Elizabeth Epps and Edward Epps as attested on Affidavits of Heirship of record as Instrument No. 202402150010585 and 202402150010586, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to

1. Matters shown on the Plan of record in Plat Book 57, Page 91, said Register's Office.
2. Declaration of Axis27 Condominiums of record as Instrument No. 20190301-0079077, and as amended as Instrument No. 20190729-0074467, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements, and Restrictions, including but not limited to, easements, assessments, special assessments, charges, and liens, contained in an instrument of record as Instrument No. 20190301-0019076, and amended and/or supplemented as Instrument Nos. 20190502-0040851, 20190729-007448, and 20200706-0072542, said Register's Office.

4. Declaration of Restrictive Covenant of record as Instrument No. 20180817-0081873, said Register's Office.
5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20190219-0014837, said Register's Office.
6. Agreement for Dedication of Public Access Easement of record as Instrument No. 20190514-0045328, said Register's Office.
7. Grant of Easement of record as Instrument No. 20201201-0139310, said Register's Office.
8. Rights of others in and to party walls.

This property subect to Occupancy and Price Escalation Restrictions

The conveyance to Grantee made pursuant to this Deed is expressly subject to the covenants, conditions, and restrictions set forth in the Condominium Declaration. The Condominium created purusant to the Condominium Declaration has been established with the express intent and purpose of providing voluntary workforce housing for purchase in Nashville, Davidson County, Tennessee. In order to carry out the purpose and intent of the Declaration, the conveyance to the Grantee pursuant to this Deed is made subject to limitations and restrictions with respect to the escalation of sales price of the Property, the occupancy of the Property, and the place of employment of the occupant of the Property, all as contemplated by the Condominium Declaration and set forth as follows (collectively, the "Occupancy and Price Escalation Restrictions:

a. Any transfer or conveyance of the Property shall be subject to the limitation imposed upon the increase or escalation of the consideration or purchase price paid for the Property (herein, the "Price Escalation Limitation") as set forth in this paragraph from and after the date hereof. The Price Escalation Limitation, as applicable to the Property, is a limitation upon the increase in the sales price in the event of a transfer or conveyance of the Property (a "Future Sale"), it being expressly provided that the purchase price to be paid for the Property upon the occurrence of any Future Sale shall be an amount not to exceed the sum of (A) the purchase price paid by the owner of the Property at the time of such owner's purchase thereof (the "Original Purchase Price") as increased by a regional CPI Index calculated as of the date of the applicable Future Sale, PLUS (B) a one-time seven percent (7%) increase above the Original Purchase Price (the "One Time Market Adjustment"); provided, however, the One Time Market Adjustment shall be available to any owner of the Property who has owned the Property for a period of not less than three (3) years.
b. The Property shall be occupied as the primary residence of the Grantee.
c. As of the date of this Deed, the Grantee, by acceptance of this instrument, certifies that the Grantee is employed in Metropolitan Nashville and Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. By acceptance hereof, the Grantee acknowledges that the conveyance of the Property is made subject to the Occupancy and Price Escalation Restrictions.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of February, 2024.

Elizabeth Epps (SEAL)

Edward Epps (SEAL)

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 9th day of February, 2024, before me personally appeared Elizabeth Epps and Edward Epps, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of February, 2024.

Notary Signature
My commission expires: 11/09/2025

THERESA COBB STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Shelby TC)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $228,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 9th day of February, 2024.

Notary Public
My commission expires: 11/09/2025
File No. 2024-6620-RS

THERESA COBB STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 2/9/24 (date of document).

Regina Sullo
Affiant Signature

February 15, 2024
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 15th day of February, 24

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

202402150010587