This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249100

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$550,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 29th day of February, 2024.

Notary Public

My Commission Expires:

Karen Johnson
Batch # 1106427
03/01/2024 09:55:24 AM
Fees: $18.00 Taxes: $2,035.00

Davidson County
DEEDWARR
3 pgs

20240301-0014241

ASHLEY SCHAD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Prepared by:
Record and Return To:
Clayton and Rosenthal Title, Inc
Clayton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

THIS INDENTURE, made this 29th day of February, 2024, among:

LUANNE KOPP, AS TRUSTEE OF THE LUANNE KOPP REVOCABLE TRUST AGREEMENT DATED JANUARY 21, 2005, AND ANY AMENDMENTS THERETO OR HER SUCCESSORS IN INTEREST

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

The Southgate Flats 301 Land Trust

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain condominium located in Davidson County, Tennessee, being Unit No. A16-301 of Southgate Condos, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-01, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Southgate Condos of record in Instrument No. 20180118-0005186, as amended in Instrument No. 20190613-0057134; Instrument No. 20170726-0075875, as amended in Instrument No. 20171130-0122369, 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 D to said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to David J. Kopp and Luanne Kopp, husband and wife by deed from Southgate Partners, LLC, a Tennessee limited liability company, dated March 5, 2020, of record in Instrument No. 20200309-0025923, Register's Office for Davidson County, Tennessee. The property was further conveyed to Luanne Kopp, as Trustee of the Luanne Kopp Revocable Trust Agreement dated January 21, 2005, and any amendments thereto or

her successors in interest by deed from David J. Kopp and Luanne Kopp, husband and wife, dated June 4, 2020, of record in Instrument No. 20200710-0075176, said Register's Office.

Commonly known as 1608 Marshall Hollow Drive, #301, Nashville, TN 37203.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Luanne Kopp, as Trustee of the Luanne Kopp Revocable Trust

BY: _____
Luanne Kopp, Trustee

State of Illinois

County of DuPage

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Luanne Kopp, as Trustee of the Luanne Kopp Revocable Trust Agreement dated January 21, 2005, and any amendments thereto or her successors in interest, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2024.

_____
Notary Public
My Commission Expires: 1/28/2025

OLGA JOHNSON
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 28, 2025

Owner Name & Property Address:

Name: The Southgates Flats 301 Land Trust
Address: 2800 Oakland Ave
City, State, Zip: Nashville, TN 37212

Responsible Party For Taxes:

Name: New owner
Address: _____
City, State, Zip: _____

Tax ID: 105-11-2D-039.00