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

WARRANTY DEED

Karen Johnson
Batch # 1106939
03/04/2024 09:56:29 AM
Fees: $13.00 Taxes: $4,995.00

Davidson County
DEEDWARR
2 pgs

20240304-0014695

File #24-PA-3406-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEZEN YILMAZ MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Abigal Bowen James	**New Owner**	
(NAME)	(NAME)	**131-01-3B-004.00-CO**
3406 Trimble Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL F. T. EDWARDS, TRUSTEE OF MEGAN KING 2020 TRUST DATED NOVEMBER 10, 2020,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABIGAL BOWEN JAMES, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit D, 3408 Trimble Road Townhomes, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for 3408 Trimble Road Townhomes, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20190617-0058135, and amended in Instrument No. 20210126-0011350, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul F. T. Edwards, Trustee of the Megan King 2020 Trust u/t/a dated November 10, 2020 by Warranty Deed from Blue Sky Horizon GP, a Tennessee General Partnership composed of Terry L. King and Laurie S. King of record in Instrument No. 20220324-0033727 Register's Office for Davidson County, Tennessee, dated March 18, 2022 and recorded on March 24, 2022.

This conveyance is subject to:
*Taxes for the year 2024, a lien not yet due and payable.

*Subject to all matters shown on the Plan of record in Plat Book 8250, Page 425, amending Plat Book 5800, Page 283, Register's Office for Davidson County, Tennessee.

*Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 3408 Trimble Road Townhomes, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record in Instrument No. 20190617-0058135, as amended Instrument No. 20210126-0011350, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against

handicapped persons.

*Subject to all matters shown on the Plan attached as Exhibit "B" to the Amendment to Declaration of Covenants, Conditions and Restrictions for 3408 Trimble Road Townhomes, of record in Instrument No. 20210126-0011350, Register's Office for Davidson County, Tennessee.

13. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4168, Page 940 and Book 4306, Page 247, Register's Office for Davidson County, Tennessee.

*Easements retained and an ingress and egress easement as set out in the closing of a right-of-way in Metropolitan Government of Nashville and Davidson County Bill No. 083-1206 as filed in the County Court Clerk's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **3406 Trimble Court, Nashville, TN 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 27th day of February, 2024.

Megan King 2020 Trust dated November 10, 2020

By: PFE, Trustee
Paul F. T. Edwards, Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

On this 27th day of February, 2024, before me personally appeared Paul F. T. Edwards, Trustee of Megan King 2020 Trust dated November 10, 2020, 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 27th day of February, 2024.

Notary Signature
My commission expires: 1/3/2028

LISA SISSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204