WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

B-ELAM-24-600-303

STATE OF TENNESSEE
COUNTY OF DAVIDSON.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1109971
03/12/2024 08:29:44 AM
Fees: $13.00 Taxes: $1,091.50

Davidson County
DEEDWARR
2 pgs

20240312-0016893

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Leonardo J. DeLaTorre	**Ameris Bank**	
(NAME)	(NAME)	**072-05-0O-062.00-CO**
600 East Trinity Lane #303	**1850 Parkway Place, Suite 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Marietta, GA 30067**	
(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, **ASHLEY AKERS, SINGLE AND JAYNA M. ZAMPELL, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEONARDO J. DELATORRE, SINGLE,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 303A, High View Flats, as established under Master Declaration of record in Instrument No. 20200922-0108662, and Declaration for High View Flats of record in Instrument No. 20201216-0148644, as being amended at Instrument No. 20210204-0016515, Instrument No. 20220105-0002261, and Instrument No. 20230406-0025207, and Instrument No. 20230614-0045438, in the Register's Office, Davidson County, Tennessee, to which master declaration reference is hereby made for a more particular description of said unit being depicted on Exhibit "B" to said Declaration, together with an undivided interest in the common elements as shown on said master deed.

Being a portion of the same property conveyed to High View Flats, LLC, A Tennessee Limited Liability Company by Warranty Deed from LVH, LLC, a Tennessee limited liability company of record in Instrument No. 20200923-0109430 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020, and Scrivener's Affidavit Recorded on May 3, 2021 and Instrument No, 20210503-0058959.

Being the same property conveyed to Ashley Akers, a single woman and Jayna M. Zampell, a single woman by Warranty Deed from High View Flats, LLC, a Tennessee limited liability company of record in Instrument No. 20231030-0084788 Register's Office for Davidson County, Tennessee, dated October 27, 2023 and recorded on October 30, 2023.

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 332, Page 34, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 202012160148644, First Amendment in Instrument No. 20210204-0016515, Second Amendment in Instrument No. 20220105-0002261, Third Amendment in Instrument No. 20230406-0025207 and Fourth Amendment in Instrument No. 20230614-0045438, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 202009220108662, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200910-0103453, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, Appurtenances of record in Instrument No. 20201102-0127506, in the Register's Office for Davidson County,

Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, Appurtenances of record in Instrument No. 20210209-0018510, in the Register's Office for Davidson County, Tennessee.
• Easement for Water Tank Drain Line of record in Book 5559, Page 569, in the Register's Office for Davidson County, Tennessee.
• Easement and Right of Way for Street Purposes of record in Book 8463, Page 305, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Public Right of Way of record in Instrument No. 202011170135238, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument No. 20210526-0071168, in the Register's Office for Davidson County, Tennessee.
• Easement(s) as described in that deed of record in Book 4103, Page 745, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 East Trinity Lane #303, Nashville, Tennessee 37207**.

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 1 DAY OF MARCH, 2024.

Ashley Akers

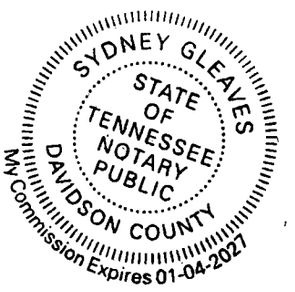
Jayna M. Zampell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212