This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson
Batch # 1144523
06/07/2024 09:55:46 AM
Fees: $13.00 Taxes: $6,053.64

Davidson County
DEEDWARR
2 pgs

20240607-0042757

CAVAN MCCAI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

'tual consideration or value, whichever is
:ater is $1,636,120.00.

fiant

bscribed and sworn before me this the
5 day of June, 2024.

Notary Public
My commission expires: 9/21/26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Thomas J. Frei 415 Monroe St Nashville, TN 37208	New owner	082-09-0R 006.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANN MARTIN REID AS TRUSTEE OF THE ANN MARTIN REID REVOCABLE TRUST, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THOMAS J. FREI, AN UNMARRIDED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 6 of Luxus Germantown formerly known as Monroe, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Monroe of record in Instrument No. 20070117-0007050, as amended in Instrument No. 20130410-0035550, Instrument No. 20130506-0045444 and Instrument No. 20140919-0086380, 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 "A" to the Second Amendment to the Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Master Deed, as amended.

Being the same property conveyed to Ann Martin Reid Revocable Trust, by Quitclaim Deed dated 06/10/2022, from Ann Martin Reid, of record in Instrument No. 20220614-0067765, as corrected by Scrivener's Affidavit of record in Instrument No. 20230531-0041050, in the Register's Office of Davidson County, Tennessee.

Also Being the same property previously conveyed to Ann Martin Reid, a single woman, by Warranty Deed dated 08/24/2021, from Neil B. King, single, of record in Instrument No. 20210827-0116074, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 415 Monroe St, Nashville, TN 37208.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 5th day of June, 2024.

Ann Martin Reid Revocable Trust

BY: Ann Martin Reid Trustee
Ann Martin Reid, Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rhea (SS)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ann Martin Reid, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the TRUSTEE of the within named bargainor, Ann Martin Reid Revocable Trust, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Ann Martin Reid Revocable Trust by the said Ann Martin Reid, as such TRUSTEE.

Witness my hand and official seal this 5th day of June, 2024.

My commission expires: 11/22/26

Sheryl Schiek
Notary Public

SHERYL SCHIEK
STATE OF TENNESSEE NOTARY PUBLIC
RHEA COUNTY

My Commission Expires
Nov. 22, 2026