Karen Johnson Davidson County
Batch# 1146037 DEEDWARR
06/11/2024 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20240611-0043718

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $750,000.00.

Affiant

Subscribed and sworn to me on 06/07/24.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Alden Horton III 2006 Ridley Blvd Nashville, TN 37203-5510	NEW OWNER	104 02 2K 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Christy Ikner-Garrett, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Alden Ned Horton III and Dr. Juli G. Horton, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain condominium located in Davidson County, Tennessee, being Unit No. C-100 of the LOFTS AT 30TH, 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 Declaration of Lofts at 30th, of record in Instrument No. 20211208-0162910, as amended in First Amendment to Declaration in Instrument No. 20211221-0168471, as further amended in Second Amendment to Declaration in Instrument No. 20220411-0041810, as further amended in Third Amendment to Declaration in Instrument No. 20220414-0043523, 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 "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.
>
> Being the same property conveyed to Jenn Ikner-Garrett and Christy Ikner-Garrett, a Married Couple, by Special Warranty Deed from 30th Core, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220516-0056258, in the Register's Office of Davidson County, Tennessee, dated May 5, 2022 and recorded on May 16, 2022. The said Jenn Ikner-Garrett having since passed away on August 16, 2022, leaving Christy Ikner-Garrett as the sole surviving tenant by the entirety.

This is Improved property, known as 208 30th Avenue N., Nashville, TN 37203.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the

said land to the said GRANTEES, their successors 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 our hands on 06/ 06/24.

Christy Ikner-Garrett

STATE OF ALABAMA
COUNTY OF BALDWIN

On 06/ 06 /24, before me personally appeared Christy Ikner-Garrett, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and **official** seal **on** 06/ 06 /24.

NOTARY **PUBLIC**

My Commission Expires: 05-31-2027

STATE OF ALABAMA NOTARY PUBLIC

SHARON STAFFORD
My Commission Expires
May 31, 2027

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on June 7th, 2024.

John Cobb Rochford

June 7th, 2024

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on June 7th, 2024.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025