RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22506-MC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of June, 2024.

Notary Public
My Commission Expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Karen Johnson Davidson County
Batch # 1147236 DEEDWARR
06/14/2024 09:30:48 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20240614-0044610

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kim Rothberg 6666 Brookmont Terrace #103 Nashville, TN 37205	6666 Brookmont Ter #1207 Nashville, TN 37205	129 14 0A 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ann Jamison Conn, a single woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kim Rothberg, married,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 103 on the Plan of Wessex Towers Condominium Apartments, of record in Plat Book 5200, Pages 142 and 143, Register's Office for Said County, to which Plan reference is made for a complete description, together with the appurtenant interest in the common elements of Wessex Towers Condominium, a horizontal property regime established by Master Deed of record in Book 5414, Page 634, as amended by instrument(s) of record in Book 5599, Page 39; Book 5792, Page 982; Book 6478, Page 742; Book 9935, Page 486; Book 10705, Page 777 and Instrument No's. 20011127-0129399, 20080624-0065008 and Appointment of Successor Trustee recorded in Book 7473, Page 977 and Instrument No. 20120516-0042527, Register's Office for said County to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Christy W. Ivey, Trustee, by Quitclaim Deed from James G. Conn, unmarried, and further conveyed to James G. Conn and Ann Jameson Conn as joint tenants with right of survivorship, from Christy W. Ivey, Trustee, of record in Instrument No. 20141002-0091220, in the Register's Office of Davidson County, Tennessee, dated September 26, 2014, and recorded on October 02, 2014. James G. Conn having since died on June 29, 2016 leaving Ann Jameson Conn as the surviving joint tenant.

This is ☒ improved or ☐ unimproved property located at: **6666 Brookmont Terrace #103, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of June, 2024.

GRANTOR:

Ann Jamison Conn
Ann Jamison Conn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Ann Jamison Conn,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of June, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26