THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748183** Karen Johnson Davidson County Batch # 1161229 DEEDWARR 07/24/2024 10:23:15 AM 2 pgs Fees: $13.00 Taxes: $814.00 20240724-0055825	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Affiant Subscribed and sworn to before me, this 23rd day of July, 2024. Notary Public My Commission Expires:

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: Lorraine Iwan 214-08 33rd Avenue Bayside, NY 11361	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072 05 0L 204.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Derrick Deion Hamilton, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lorraine Iwan,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 204, of 1041 Flats, 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 1041 Flats, a condominium of record in Instrument No. 20200417-0040597; as being amended in Instrument No. 20200710-0075270; Instrument No. 20200820-0094232 and Instrument No. 20201217-0149305, 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 Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Master Deed.

Being the same property conveyed to Derrick Deion Hamilton, A Single Person, by Special Warranty Deed from 1041 East Trinity LP, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20201113-0134153, in the Register's Office of Davidson County, Tennessee, dated November 12, 2020 and recorded on November 13, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Casper Zopfi's Place, as recorded in Plat Book 332, Page 167.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200417-0040597; as being amended in Instrument No. 20200710-0075270; Instrument No. 20200820-0094232 and Instrument No. 20201217-0149305.

Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20180424-0038650.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4822, Page 685 and Book 5002, Page 381.

Easement for Stormwater, recorded in Instrument No. 20231019-0081947.

Driveway Agreement as set forth in instrument recorded in Book 4845, Page 471.

Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20180425-0039025 and Instrument No. 20180425-0039026.

This is improved property located at 1041 E Trinity Lane #204 Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 23rd day of July, 2024.

D. Hamilton _____ _____

Derrick Deion Hamilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derrick Deion Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of July, 2024.

_____

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026