THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848632** Karen Johnson Davidson County Batch# 1176055 DEEDWARR 08/30/2024 02:55:30 PM 3 pgs Fees: $18.00 Taxes: $684.50 20240830-0067130	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2024. Notary Public My Commission Expires:

LINZY B LEHN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXP. FEB 5-19-2027

WARRANTY DEED

Address New Owner: Maxim Trustman #C201 1900 Richard Jones Rd. Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 15 0A 093.00

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, **Angela Nieves, Heir at Law of Robert F. Nieves** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maxim Ray Trustman, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. C-201 on the Plat of GREEN HILLS TERRACE CONDOMINIUMS, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5304, Page 702, as amended in Book 7841, Page 557, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of GREEN HILLS TERRACE CONDOMINIUMS, of record in Plat Book 5200, Page 64, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Robert F. Nieves, unmarried, by Warranty Deed from David A. Spodeck, Jr., unmarried, of record in Book 11665, Page 439, in the Register's Office of Davidson County, Tennessee, dated September 13, 1999 and recorded on September 17, 1999. The said Robert F. Nieves died on September 16, 2023, devising subject property to Heirs at Law of Robert F. Nieves. See Probate Case 23P-2288, Davidson County Circuit Court, Probate Division. Also see Affidavit of Heirship recorded in Instrument No. 20240109-0001827, in the Register's Office of Davidson County, Tennessee.

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.

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 Green Hills Terrace Condominiums, as recorded in Plat Book 5200, Page(s) 64.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Green Hills Terrace Condominiums Condominium of record in Book 5304, Page 702, as amended in Book 7841, Page 557 and Book 9830, Page 181; also subject to easements, rights and interests 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 building thereon.
Covenants, Conditions and Restrictions as set forth in Protective Covenant and Restriction recorded in Book 11362, Page 463.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 11362, Page 463.

Easement recorded in Book 4320, Page 896, Instrument Nos. 20110930-0075704, 20150814-0081514.
Joint Venture Agreement as set forth in instrument recorded in Book 5286, Page 358, as amended in Book 5355, Page 353 and as supplemented in Book 6732, Page 226.
All of the terms and provisions set forth and contained in that certain Lease between Green Hills Terrace, Lessor, and Web Service Company, Lessee, a memorandum of which is recorded in Book 7523, Page 260.

This is improved property located at 1900 Richard Jones Road E #C201 Nashville TN 37215

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 30th day of August, 2024.

Angela Nieves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela Nieves, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Heir at Law of Robert F. Nieves, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of August, 2024.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2026

Tennessee Certification of Electronic Document

I, Linda Lehn, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/30/2024 (date of document).

Affiant Signature

9/30/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30 day of August, 2024.

Angela Hyde
Notary's Signature

MY COMMISSION EXPIRES: 10/21/24

NOTARY'S SEAL

