| THIS INSTRUMENT WAS PREPARED BY | |
|---|---|
| Bankers Title & Escrow Corporation<br>3310 West End Avenue<br>Nashville, TN 37203<br>P24-7724-WE | STATE OF TENNESSEE<br>COUNTY OF Montgomery<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 592,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF September 2024.<br>Notary Public<br>MY COMMISSION EXPIRES: 9/15/27<br>(AFFIX SEAL) |

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1182405 DEEDWARR
09/17/2024 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,190.40
20240917-0071839

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Nicholas Battaglia** | NEW OWNER | 081120T24900CO |
| 1350 Rosa L. Parks Boulevard #249 | | |
| Nashville, TN 37208 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Colleen Marie Kramer, as Trustee of The Colleen Marie Kramer Living Trust, dated August 8, 2016**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Nicholas Battaglia, an unmarried man**

HEREINAFTER CALLED THE GRANTEE, 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 249, Werthan Lofts IV and V Condominiums, Phase V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener' s Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scriveners Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918 and Instrument No.20140725-0066210, in the Registers Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Colleen Kramer by Warranty Deed from Werthan V. Lofts LLC of record in Instrument No. 20150831-0088067 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on August 31, 2015.

Being the same property conveyed to Colleen Marie Kramer, as trustee of the Colleen Marie Kramer Living Trust, dated August 8, 2016 by Quit Claim Deed from Colleen Marie Kramer, a single woman of record in Instrument No. 20160912-0095897 Register's Office for Davidson County, Tennessee, dated August 5, 2016 and recorded on August 12, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1350 Rosa L. Parks Boulevard #249, 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 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. 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 this the 11 day of September, 2024.

The Colleen Marie Kramer Living Trust, dated August 8, 2016

By: _____
Colleen Marie Kramer
Its: Trustee

STATE OF Kansas
COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Colleen Marie Kramer,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon their oath, acknowledged themselves to be the Trustee of the Colleen Marie Kramer Living Trust, dated August 8, 2016, the within named bargainor, and that they, as such Trustee, being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signign the name of the Trust, by the said Colleen Marie Kramer, as such Trustee.

Witness my hand and official seal this the 11th day of September, 2024.

_____
NOTARY PUBLIC

My Commission expires: 07/28/2028

NOTARY PUBLIC
STATE OF KANSAS
JADORRA WINFIELD
My Appt. Expires 07/28/2028

# Certificate of Authenticity

I, Joshua A. Terry, 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 9/11/24.

Affiant Signature – Joshua A. Terry

9/16/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/16/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27