Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240948731

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $538,000.00

Affiant

Subscribed and sworn to before me, this 26th day of September, 2024.

Notary Public
My Commission Expires: 4/26/25

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson
Batch # 1188275
10/01/2024 10:15:15 AM
Fees: $13.00 Taxes: $1,990.60

Davidson County
DEEDWARR
2 pgs

20241001-0075862

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicole Libert 321B Duke Street Nashville TN 37207	New Owner	Tax Parcel ID No. 071-08-0M-002.00 CO

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, **Katie Baer and Jason F. Paradise, wife and husband** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Nicole Libert, a single woman**, ("Grantee"), her 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 "B" on the plan of 321 Duke Street Residences, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of 321 Duke Street Residences, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180403-0031268, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to KATIE BAER and JASON F. PARADISE, WIFE AND HUSBAND, by deed from 321 DUKE ST., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190311-0021889, dated March 1, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 071-08-0M-002.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180403-0031268, said Register's Office.

Matters shown on the Plan of record in Plat Book 161, pages 26 and 27, said Register's Office.

This is improved property located at 321B Duke Street Nashville TN 37207

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~26~~ 25 KB th day of September, 2024.

Katie Baer

Jason F. Paradise

STATE OF Co)

COUNTY OF Denver)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katie Baer and Jason F. Paradise, 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 ~~26~~ 25 th day of September, 2024.

Notary Public

My Commission Expires: 6/24/28

NADIM KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2028