THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948964** Karen Johnson Davidson County Batch # 1191015 DEEDWARR 10/08/2024 09:56:33 AM 2 pgs Fees: $13.00 Taxes: $2,904.50 20241008-0078044	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $785,000.00. Affiant Subscribed and sworn to before me, this 7th day of October, 2024. Notary Public My Commission Expires:

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 24, 2027

WARRANTY DEED

Address New Owner: Kevin J. Tarpey 1212 Laurel Street #713 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093 09 0C 055.00

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, **Donald Brent Dial and Lori B. Dial, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin J. Tarpey, Trustee of the Amended and Restated Kevin J. Tarpey Revocable Trust Agreement dated July 14, 2021**, ("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 713 of TWELVE TWELVE, A CONDOMINIUM, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing TWELVE TWELVE, A CONDOMINIUM, of record in Instrument Number 20140718- 0063781 as being amended in Instrument No. 20160614-0060193; Instrument No. 20191230-0134559; Instrument No. 02220329-0036090; Instrument No. 20221129-0124987 and Instrument No. 20240223-0012657, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws 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 Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Lori B. Dial and Donald Brent Dial, husband and wife, by Warranty Deed from Robert E. Orrall and Christine L. Orrall, husband and wife, of record in Instrument No. 20201028-0124703, in the Register's Office of Davidson County, Tennessee, dated October 14, 2020 and recorded on October 28, 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 2025 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 TWELFTH AVENUE SOUTH AT DEMONBREUN STREET AND LAUREL STREET, as recorded in Instrument No. 20120216-0013756.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing TWELVE TWELVE, A CONDOMINIUM of record in Instrument No. 20140718-0063781, as being amended in Instrument No. 20160614-0060193, Instrument No. 20191230-0134559, Instrument No. 20220329-0036090, Instrument No. 20221129-0124987 and Instrument No. 20240223-0012657; 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 Deed Restrictions recorded in Instrument No. 20120411-0031092 and amended in Instrument No. 20180405-0032256.

Covenants, Conditions and Restrictions as set forth in Easements and Restrictive Covenants recorded in Instrument No. 20121227-0119217.

Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20130122-0006827.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument No. 20131231-0131305.

Easement recorded in Instrument No. 20140328-0025601 and Instrument No. 20140924-0087646.

Memorandum of Development Agreement as set forth in instrument recorded in Instrument No. 20150205-0010859.

Ordinance approving the ARTS Center Redevelopment Plan recorded in Book 10965, Page 404, as amended in Book 11625, Page 252; Instrument No. 20020715-0084598; Instrument No. 20130903-0092714; Instrument No. 20130903-0092715 and Instrument No. 20140410-0030060.

This is improved property located at 1212 Laurel Street #713 Nashville TN 37203

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 7th day of October, 2024.

Donald Brent Dial

Lori B. Dial by Donal Brent Dial as
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald Brent Dial, 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 7th day of October, 2024.

Notary Public
My Commission Expires: 05/03/27

NICHOLAS S. AKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 03, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Brent Dial, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lori B. Dial and that he is authorized by Lori B. Dial to execute this instrument on their behalf.

Witness my hand, at office, this 7th day of October, 2024.

Notary Public
My Commission Expires: 05/03/27

NICHOLAS S. AKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 03, 2027