Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040

WARRANTY DEED

Karen Johnson | Davidson County
Batch # 1194013 | DEEDWARR
10/16/2024 08:10:55 AM | 2 pgs
Fees: $13.00 Taxes: $1,332.00

20241016-0080018

File #24-PA-0600-6

(SEAL)
TEALE ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES: 6/19/28

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cathy Justice	**New Owner**	
(NAME)	(NAME)	
600 East Trinity Lane, Unit 6	1000 E Trinity Ln, Unit 6	**072 05 0O 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

KRISTEN KONCAK, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CATHY JUSTICE, AN UNMARRIED PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 6A, HIGH VIEW FLATS, as established under Master Declaration of record in Instrument No. 20200922-0108662, and Declaration for HIGH VIEW FLATS of record in Instrument No. 20201216-0148644, as amended in Instrument Nos. 20210204-0016515, 20220105-0002261, 20230406-0025207 and 20230614-0045438, in the Register's Office of Davidson County, Tennessee, to which master declaration reference is hereby made for a more particular description of said unit being depicted on Exhibit "B" to said Declaration, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Kristen Koncak, an Unmarried Woman, by Warranty Deed from High View Flats, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240125-0004917, in the Register's Office of Davidson County, Tennessee, dated January 19, 2024, and recorded on January 25, 2024.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Walnut Grove Subdivision of Lot No. 5, Stull Tract, as recorded in Book 332, Page 34.
* Master Deed establishing High View Condominium of record in Instrument No. 20200922-0108662.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201216-0148644, as being amended in Instrument No. 20210204-0016515; Instrument No. 20220105-0002261 Instrument No. 20230406-0025207 and Instrument No. 20230614-0045438.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20200910-0103453.
* Easement for Slope, recorded in Book 4103, Page 745.
* Easement for Permanent and Right-of-Way for Street and Right of Entry for Temporary Construction, recorded in Book 8463, Page 305.
* Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, Appurtenances, recorded in Instrument No. 20201102-0127506 and Instrument No. 20210209-0018510.
* Easement for Broadband Communications System, recorded in Instrument No. 20210526-0071168.
* Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20201117-0135238.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 600 East Trinity Lane, Unit 6, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 27 day of September, 2024.

Kristen Koncak

STATE OF Illinois

COUNTY OF Cook

On this 27 day of September, 2024, before me personally appeared Kristen Koncak, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27 day of September, 2024.

Notary Signature
My commission expires: 12-3-26

PENNY K WOSAR
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 3, 2026