Karen Johnson Davidson County
Batch# 1198601 DEEDWARR
10/30/2024 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20241030-0083425

WARRANTY DEED

(SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00.

Affiant

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

Carmen Coats
Notary Public
MY COMMISSION EXPIRES: 3/3/26

File #24-TC-1041-206

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)
Robert Ernst Calder and Patricia Calder Bentley	AMERICAN PACIFIC MTG CORP	
(NAME)	(NAME)	
1041 East Trinity Lane, #206	3000 LAVA RIDGE CT, STE 200	**072 05 0L 206.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	ROSEVILLE, CA 95661	
(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,

JOSEPH ANDERSON SIMMONS, AN UNMARRIED MAN,

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

ROBERT ERNST CALDER, A MARRIED MAN, AND PATRICIA CALDER BENTLEY, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

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 condominium located in Davidson County, Tennessee, being Unit No. 206 of 1041 Flats, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 1041 Flats, a condominium of record in Instrument Number 20200417-0040597, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for 1041 Flats, a Condominium filed in Instrument Number 20200710-0075270 and further amendments recorded in Instrument No. 20200820-0094232 and Instrument No. 20201217-0149305, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws 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 Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Master Deed.

Being the same property conveyed to Joseph Anderson Simmons, an unmarried man, by Special Warranty Deed from 1041 East Trinity LP, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200806-0087694, in the Register's Office of Davidson County, Tennessee, dated July 30, 2020 and recorded on August 06, 2020.

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 Subdivision of Casper Zopfi's Place, as recorded in Plat Book 332, Page 167.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 1041 Flats, a Condominium of record in Instrument No. 20200417-0040597 and amendments recorded in Instrument No(s). 20200710-0075270, 20200820-0094232 and 20201217-0149305; 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 Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180424-0038650.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4822, Page 685 and Book 5002, Page 381.
* Easement recorded in Book 4845, Page 471.

* Easement for Public Right-of-Way, recorded in Instrument No(s). 20180425-0039025 and 20180425-0039026.
* Easement for Stormwater, recorded in Instrument No. 20231019-0081947.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1041 East Trinity Lane, #206, Nashville, TN 37216.

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 23rd day of October, 2024.

Joseph Anderson Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of October, 2024, before me personally appeared Joseph Anderson Simmons, 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 23rd day of October, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 23. 2024.

Affiant Signature

28th day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

