THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241048979**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $830,000.00 Affiant Subscribed and sworn to before me, this 29th day of October, 2024. Notary Public My Commission Expires: 6/22/26

Karen Johnson Davidson County
Batch# 1199571 DEEDWARR
10/31/2024 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20241031-0084470

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Mary Alexis Dow 1212 Laurel Street, Unit 304 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093-09-0C-011.00 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, **Kimberly Whelan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Alexis Dow , an unmarried woman,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium Unit located in Davidson County, Tennessee, being Unit No. 304, together with the appurtenant interest in the common elements of Twelve Twelve Condominiums established by The Declaration of Condominium for Twelve Twelve, of record in Instrument No. 20140718-0063781, amended in Instrument No. 20160614-0060193, Instrument No. 20191230-0134559, Instrument No. 20220329-0036090, in Instrument No. 20221129-0124987, and in Instrument No. 20240223-0012657, Register' s Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "B" attached to the aforementioned Declaration.

Being the same property conveyed to KIMBERLY WHELAN, by deed from JOHN BOSWELL AND JANA BOSWELL, HUSBAND AND WIFE, of record in Instrument No. 20190205-0010731, dated February 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. 093-09-0C-011.00 CO.

Subject to all matters shown on the Plan of record as Instrument Number 20120216-0013756, Register's Office of Davidson County, Tennessee.

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 as Instrument No. 20140718-0063781, amended in Instrument No. 20160614-0060193, Instrument No. 20191230-0134559, Instrument No. 20220329-0036090 and in Instrument No. 20221129-0124987, and in Instrument No. 20240223-0012657, said Register's Office.

Easement conveyed to the State of Tennessee of record in Book 4318, Page 544, in the Register's Office for Davidson County, Tennessee.

Bill No. 084-571 closing Alley No. 234 extending from 12th Ave S westerly to the easterly margin of Interstate 40 retains easement to the Metropolitan Government of Nashville and Davidson County, Tennessee.

Final Consent Judgment conveying property to the State of Tennessee for the construction of a controlled access highway of record in Book 4370, Page 916 and Book 4395, Page 715, in the Register's Office for Davidson County, Tennessee.

Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, Page 404, amended in Book 11625, Page 252 and amended as Instrument No. 20020715-0084598, in the Register's Office for Davidson County, Tennessee.

Arts Center Redevelopment Plan in Ordinance #98-1188, Amendment No. 1 as Ordinance #99-1761 and Amendment No. 2 as Ordinance No. BL 2002-1063, Metropolitan Clerk's Office for Davidson County, Tennessee.

Declaration of Easements and Restrictive Covenants of record in Instrument Number 20121227-0119217, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130122-0006827, in the Register's Office for Davidson County Tennessee. Grant of Easement to Comcast Nashville of record in Instrument Number 20140328-0025601 and Instrument Number 20140924-0087646, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument Number 20131231-0131305, said Register's Office.

This is improved property located at 1212 Laurel Street, Unit 304 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 29th day of October, 2024.

Kimberly Whelan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kimberly Whelan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2024.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 10/29/24 (date of document).

Affiant Signature

10/30/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON