This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane, Suite #115
Franklin, TN 37067
File Number: 7-4789-SL

Karen Johnson Davidson County
Batch# 1221053 DEEDWARR
12/30/2024 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,526.25
20241230-0100748

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $412,500.00.

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2024.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew R. Eckhardt 817 3rd Avenue North Nashville, TN 37201	Old National Bank PO Box 918 Evansville, IN 47706	082 13 0E 315.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Michael Anthony and Kristin Anthony, Trustees of The Anthony Living Trust** (individually and/or collectively, "Grantor"), transfer and convey unto **Matthew R. Eckhardt, a single man** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit number 315, and all rights and appurtenances thereto belonging, as set out in the Master Deed of DISTRICT LOFTS, a Condominium Development of record as Instrument No. 20080104-0001256 as amended by Surveyor's Certificate of Correction of record as Instrument No. 20080111-0003637, as amended by Instrument Nos. 20080609-0059308; 20230502-0032462 and 20230502-0032527, Register's Office for Davidson County, Tennessee, to which references are hereby made.

Unit number 315 is assigned parking space 32 as shown on the plan of the parking space assignment as of record as Instrument No. 20080609-0059308, said Register's Office.

Being the same property conveyed to Michael Anthony and Kristin Anthony, Trustee of The Anthony Living Trust, by Warranty Deed from Mary Coulter f/k/a Mary Frances Klekamp, married, of record in Instrument No. 20191107-0115291, in the Register's Office of Davidson County, Tennessee, dated November 05, 2019 and recorded on November 07, 2019.

This is improved property located at: **817 3rd Avenue North, #315, Nashville, TN 37201.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 20th day of December, 2024.

GRANTOR:

The Anthony Living Trust

By: _____
Michael Anthony, Trustee

By: _____
Kristin Anthony, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Anthony and Kristin Anthony, Trustees of Anthony Living Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of December, 2024.

_____
Notary Public
My Commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 12/20/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12/20/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th **day of** December, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

