This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-4912-AJ

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,625,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of December, 2024.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

Karen Johnson
Batch # 1221178
12/30/2024 10:17:54 AM
Fees: $13.00 Taxes: $13,412.50

Davidson County
DEEDWARR
2 pgs

20241230-0100920

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Euan Menzies 160 2nd Ave South, #2802 Nashville, TN 37201	New Owner	093-064E-10300

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jeffery Charles Teasley and Karen Fletcher Teasley, Trustees of The Teasley Family Trust dated July 10, 2010 and Restated on November 23, 2021** (individually and/or collectively, "Grantor"), transfer and convey unto **Euan Menzies** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit 2802 of the 160 SECOND AVENUE PRIVATE RESIDENCES CONDOMINIUM, together with an undivided 0.903% interest in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 Second Avenue Private Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171494, and Amended and Restate Declaration establishing 160 Second Avenue Private Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060949, and in accordance with and subject to the terms, conditions, covenants, restriction, easements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047380, and First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948, each as same may now or hereafter be lawfully amended.

Being the same property conveyed to Jeffery Charles Teasley and Karen Fletcher Teasley, trustees of The Teasley Family Trust, dated July 3, 2010, restated November 23, 2021, by Special Warranty Deed from 151 Nashville Project LP, A Delaware Limited Partnership, of record in Instrument No. 20221018-0113803, in the Register's Office of Davidson County, Tennessee, dated September 12, 2022, and recorded on October 18, 2022.

This is improved property located at: **160 2nd Ave South, #2802, 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 23rd day of December, 2024.

GRANTOR:

The Teasley Family Trust dated July 10, 2010 and Restated on November 23, 2021

By: Jeffery Charles Teasley
Signed with Stavvy
Jeffery Charles Teasley, Trustee

By: Karen Fletcher Teasley
Signed with Stavvy
Karen Fletcher Teasley, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, appeared via audio and video communication Jeffery Charles Teasley and Karen Fletcher Teasley, Trustees of THE TEASLEY FAMILY TRUST, DATED JULY 3, 2010, RESTATED NOVEMBER 23, 2021, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves as the Trustees being authorized to do so, electronically executed the foregoing instrument for the purposes therein contained, by signing as Trustees.

WITNESS my hand and seal at office this 23rd day of December, 2024.

Michael Ferrence
Signed with Stavvy

Notary Public
My Commission expires: 5/ 9/2026

MICHAEL FERRENCE
State Of Tennessee Notary Public
County of Davidson
My Commission Expires May 9, 2026

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Document Id: c5b64818-1470-4051-b54c-dacccedfaa41