THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149844**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me, this 13th day of March, 2025. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Jessica Katherine Mink 600 East Trinity Lane Unit 101 Nashville, TN 37207	Send Tax Bills To: CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road Ste 400 San Ramon, CA 94583	Tax Information: Tax Parcel ID No. 072 05 0O 017.00

Karen Johnson Davidson County
Batch# 1248279 DEEDWARR
03/19/2025 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20250319-0020059

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, **Frank J. Discenza, Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica Katherine Mink, a single woman**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 101A, 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 being amended at Instrument No. 20210204-0016515, Instrument No. 20220105-0002261, and Instrument No. 20230406-0025207, and Instrument No. 20230614-0045438 in the Register's Office, 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 Frank J. Discenza, Jr., Married, by Warranty Deed from High View Flats, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20230726-0057755, in the Register's Office of Davidson County, Tennessee, dated July 24, 2023 and recorded on July 26, 2023.

Subject property is not and has never been the primary, marital residence of the Grantor.

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.

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 Plat Book 332, Page 34.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HIGH VIEW FLATS Condominium of record in Instrument No. 20200922-0108662.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201216-0148644, as amended in Instrument Nos. 20210204-0016515, 20220105-0002261, 20230406-0025207 and 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 Nos. 20201102-0127506 and 20210209-0018510.

Easement for Broadband Communications System, recorded in Instrument No. 20210526-0071168.

Easement for Permanent Shared Access, recorded in Instrument No. 20231218-0097261.

Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20201117-0135238.

This is improved property located at 600 East Trinity Lane Unit 101 Nashville. TN 37207.

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 13th day of March, 2025.

Frank J. Discenza, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 13th day of March, 2025.

Notary Public
My Commission Expires: _____

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

True Copy Certification

I, **Tammy Carney,** 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 this the 13 day of March, 2025.

Affiant Signature

Date 3-13-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

