Karen Johnson Davidson County
Batch# 1257602 DEEDWARR
04/08/2025 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,008.25
20250408-0026826

**WARRANTY DEED**

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

File No. ML-25-9320

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Zane Landeck | New Owner | |
| (NAME) 600 East Trinity Lane, Unit 19 | (NAME) | 072-05-0O-014.00-CO |
| (ADDRESS) Nashville, TN 37207 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jerrick Kendrix, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cameron Landeck, a married woman, and Zane Landeck, an unmarried man, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**A certain unit located in Davidson County, Tennessee, being known and designated as Unit No 19A, 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 a portion of the same property conveyed to High View Flats, LLC, a Tennessee Limited Liability Company by Warranty Deed from LVH, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200923-0109430 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020 and Scrivener's Affidavit recorded on May 03, 2021 in Instrument No. 20210503-0058959.**

**Being the same property conveyed to Jerrick Kendrix, an unmarried man by Warranty Deed from High View Flats, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230907-0070349 Register's Office for Davidson County, Tennessee, dated September 01, 2023 and recorded on September 07, 2023.**

**This is property more commonly known as 600 East Trinity Lane, Unit 19, Nashville, TN 37207.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 8th day of April, 2025.

Jerrick Kendrix by
Jerry Lee Kendrix Attorney-In-Fact

Jerrick Kendrix by Jerry Lee Kendrix,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Jerry Lee Kendrix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Jerrick Kendrix, and that this instrument was executed on behalf of the said Jerrick Kendrix for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202504080026825 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 8th day of April, 2025.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Notary Signature
My commission expires:

***Please Return to:***

**Magnolia Title & Escrow**
**150 N Royal Oaks Blvd**
**Franklin, TN 37067**

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **April 8, 2025**.

Date

Affiant Signature

**April 8, 2025**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **8th** day of **April**, 20**25**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)