Karen Johnson
Batch # 1265671
04/29/2025 11 04 19 AM
Fees $18 00 Taxes $2,719 50

Davidson County
DEEDWARR
3 pgs

20250429-0032946

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd , Suite 130

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38592-03-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $735,000.00. Affiant Subscribed and sworn to before me this 28th day of April, 2025 Notary Public My Commission Expires: 3-9-27

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 202

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
North Fourth Land Trust 1223 4th Avenue North Nashville, TN 37208	North Fourth Land Trust PO Box 340020 Nashville TN 37203	Map and Parcel No. 082090Q02900CO

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, Kristin Clark and Christopher Michael Clark, wife and husband ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to North Fourth Land Trust under agreement dated April 25, 2025 ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1223 4th Avenue North, Nashville, Davidson County, Tennessee 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 28th day of April, 2025.

GRANTORS:

Kristin Clark

Christopher Michael Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 28th day of April, 2025.

Notary Public
My Commission Expires:

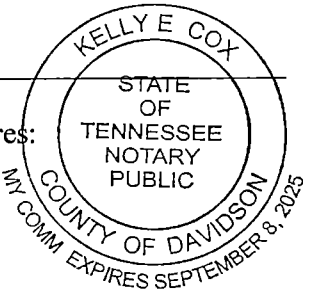


EXHIBIT "A"

A certain condominium located in Davidson County, Tennessee, being Unit No. 1223 of Horizontal Property Regime of 4th and Monroe, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Horizontal Property Regime of 4th and Monroe of record in instrument No. 20070619- 0073328, Instrument No. 20080122-0006730; Instrument No. 20080606-0058487; Instrument No 20100625-0049730; as Affidavit of Lost Assignment recorded in Instrument No. 20101116-0091680; as Transfer of Declarant Rights recorded in Instrument No. 20110128-0008010, as amended and Restated in Instrument No 20120824-0076410; as amendment to amended and restated Master Deed recorded in Instrument No 20130411-0035975, Instrument No. 20130718-0074552; Instrument No. 20150130-0009095 and Instrument No 20160119-0004667, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements. rights, and interest in favor of other unit owners, and all Sewer, water, electrical, telephone, and other utility easements now or hereafter established over through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "D" to said Amended and Restated Master Deed in Instrument No 20120824-0076410 together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A- 1 to said Amended and Restated Master Deed in Instrument No 20120824-0076410 and further amended in Instrument No 20130718-0074552, said Register's Office.

Being the same property conveyed to Kristin Clark and Christopher Michael Clark, wife and husband, by deed dated June 27, 2022 from Marcy Ann Vlachos, a married woman, of record in Instrument No. 20220629-0075575, in the Register's Office of Davidson County, Tennessee

This conveyance is made subject to the matters set forth below.

1. State, County and City taxes and assessments for 20205 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Parcels 306, 307 & 312 Part of Lots 47, 48 & 49, D.T McGavocks 1st Add, as recorded in Plat Book 7900, Page(s) 323, Register's Office for Davidson County, Tennessee
5 Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 4th and Monroe, a Condominium of record in Instrument No. 20070619-0073328, as amended in Instrument No. 20080122-0006730; Instrument No. 20080606-0058487; Instrument No. 20100625-0049730, as Affidavit of Lost Assignment recorded in Instrument No 20101116-0091680; as Transfer of Declarant Rights recorded in Instrument No. 20110128-0008010; as amended and Restated in Instrument No. 20120824-0076410; as amendment to amended and restated Master Deed recorded in Instrument No. 20130411-0035975, Instrument No. 20130718-0074552; Instrument No. 20150130-0009095 and Instrument No. 20160119-0004667, Register's Office for Davidson County, Tennessee, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
6. Easement for Dumpster, recorded in Instrument No. 20130528-0053582, Register's Office for Davidson County, Tennessee.
7. Easement recorded in Instrument No 20090721-0068097, Register's Office for Davidson County, Tennessee
8. StormWater Detention Agreement as set forth in instrument recorded in Instrument No. 20070320-0033396., Register's Office for Davidson County, Tennessee