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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250450506

Karen Johnson Davidson County
Batch # 1267342 DEEDWARR
05/01/2025 11 10 55 AM 2 pgs
Fees $13 00 Taxes $1,184 00
20250501-0033698

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $320,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of April, 2025.

Notary Public
My Commission Expires: _____

CARLIE VAN HUSS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
T Bradley Ninness and Janet A. Ninness 3525 West End Ave #3c Nashville TN 37205	New Owner	Tax Parcel ID No. 104 09 0U 011.00

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, **Christopher Lott, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **T Bradley Ninness and Janet A. Ninness, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. C-3 of THE HISTORIC ELMINGTON CONDOMINIUM, 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 THE HISTORIC ELMINGTON CONDOMINIUM of record in Instrument Number 20081103-0109021; Amended in Instrument No. 20090623-0058248; Instrument No. 20110908-0069706; Instrument No. 20150223-0015292; Instrument No. 20150901-0088624, 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 "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed. Pursuant to the provisions of Section 9 of the Master Deed, Parking Space #9 is hereby assigned as a limited Common Element for the Unit conveyed hereby.

Being the same property conveyed to Christopher Lott, an unmarried man, by Warranty Deed from Benjamin Stacey, of record in Instrument No. 20180430-0040331, in the Register's Office of Davidson County, Tennessee, dated April 24, 2018 and recorded on April 30, 2018.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JO'S WARNER'S SUBDIVISION, as recorded in Plat Book 332, Page 154.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE HISTORIC ELMINGTON Condominium of record in Instrument No. 20081103-0109021; Amendment recorded in Instrument No. 20090623-0058248; Instrument No. 20110908-0069706; Instrument No. 20150223-0015292, Instrument No. 20150901-0088624.; 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.

This is improved property located at 3525 West End Ave #3c Nashville TN 37205

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 22nd day of April, 2025.

Christopher Lott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Lott, 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 22nd day of April, 2025.

Notary Public

My Commission Expires: 2/15/30

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030