THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1277194 DEEDWARR
05/23/2025 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250523-0040823

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Molly B. Jamieson and John H. Jamieson 205 31st Avenue North, 212 Nashville, TN 37203	Molly B. Jamieson and John H. Jamieson 205 31st Avenue North, 212 Nashville, TN 37203	104-02-0C-212.00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas Allen Bridges, Trustee of Thomas Allen Bridges , Trustee of the Thomas Allen Bridges Revocable Trust dated August 19, 2011** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Molly B. Jamieson and John H. Jamieson, wife and husband**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 205 31st Avenue North, 212, Nashville, TN 37203 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 212, together with the appurtenant interest in the common elements of Midtown Lofts Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233, Instrument No. 20070124-0009913, and Instrument No. 20070928- 0115604, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plat attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Thomas Miller Bridges, unmarried by Warranty Deed from Midtown Lofts, LLC, a Tennessee limited liability company of record in Instrument No. 20070427-0050469 Register's Office for Davidson County, Tennessee, dated April 24, 2007 and recorded on April 27, 2007.

Being the same property conveyed to Thomas Allen Bridges, Trustee of the Thomas Allen Bridges Revocable Trust by Warranty Deed from Thomas Miller Bridges, unmarried of record in Instrument No. 20140718-0063831 Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 18, 2014.

This is improved (X) unimproved ( ) property known as 205 31st Avenue North, 212, Nashville, TN 37203.

This conveyance is subject to all restrictions, easements and planning documents of record. Pursuant to the terms of Paragraph 8 of the Master Deed, Grantor hereby assigns to Grantee any of his limited common element interest in Parking Space #40.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

21st In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this day of May, 2025.

Thomas Allen Bridges , Trustee of the Thomas Allen Bridges Revocable Trust dated August 19, 2011

By: Thomas Allen Bridges
Thomas Allen Bridges, Trustee

STATE OF Arkansas
COUNTY OF Cleburne

On this 21st day of May, 2025, before me personally appeared Thomas Allen Bridges, Trustee of Thomas Allen Bridges , Trustee of the Thomas Allen Bridges Revocable Trust dated August 19, 2011, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of May, 2025.

Linda S Nabors
Notary Signature
My commission expires: 7/1/2030

NOTARY PUBLIC ARKANSAS
LINDA S. NABORS
No. 12377134
VAN BUREN COUNTY
Commission Expires 7-01-2030

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 23rd day of May, 2025

Notary Public
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

Certificate of Authenticity

I, **Barbara McGinty**, 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 May 21, 2025 (date of document).

Affiant Signature

Date May 23, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER