Karen Johnson Davidson County
Batch# 1280540 DEEDWARR
06/02/2025 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $994.93
20250602-0043132

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2025

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

File No. AP-25-9799

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
Guadalupe Meyers	New Owners	
(NAME)	(NAME)	072-05-0O-031.00-CO
600 East Trinity Lane, Unit 115		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **Donald J. Moniot and Kathy W. Moniot, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Guadalupe Meyers,** AN UNMARRIED WOMAN, 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. 115A, High View, 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 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 Donald J. Moniot and Kathy W. Moniot, husband and wife by Warranty Deed from High View Flats, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230908-0070701 Register's Office for Davidson County, Tennessee, dated September 08, 2023 and recorded on September 08, 2023.

This is property more commonly known as 600 East Trinity Lane, Unit 115, 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 ~~30th~~ 17th day of May, 2025.

Donald J. Moniot

Kathy W. Moniot

STATE OF Pennsylvania
COUNTY OF Bucks

On this 17th day of May, 2025, before me personally appeared Donald J. Moniot and Kathy W. Moniot, 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 17th day of May, 2025.

Linda L. Arnold
Notary Signature
My commission expires: May 15, 2028

Commonwealth of Pennsylvania - Notary Seal
Linda L. Arnold, Notary Public
Bucks County
My commission expires May 15, 2028
Commission number 1269399
Member, Pennsylvania Association of Notaries

Certificate of Authenticity

I, Holly A. Mason, 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 30 2025.

Affiant Signature

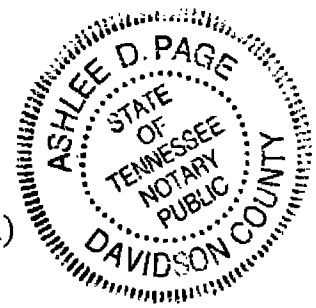
5/30/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of May, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026