WARRANTY DEED

Karen Johnson Davidson County
Batch# 1289325 DEEDWARR
06/24/2025 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $736.30
20250624-0049771

File #25-TL-1041-219

(SEAL)
JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Blair W. Thornton	New owner	
(NAME)	(NAME)	**072 05 0L 219.00**
9231 Fox Run Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CAYLA CHATHAM, A MARRIED PERSON, COLLIN RUSSELL BRUNSON, AN UNMARRIED PERSON, AND CORY WILLIAM BRUNSON, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BLAIR W. THORNTON, A SINGLE PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 219 of 1041 FLATS, A 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 1041 FLATS, A CONDOMINIUM of record in Instrument Number 20200417-0040597, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for 1041 Flats, a Condominium filed in Instrument Number 20200710-0075270, as amended in Instrument No. 20200820-0094232; Instrument No.20201005-0114952 and Instrument No. 20201217-0149305, 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 "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed.

Being the same property conveyed to Cory William Brunson , Unmarried, Cayla Chatham, married, and Collin Russel Brunson, unmarried, tenants in common with right of survivorship, by Special Warranty Deed from 1041 East Trinity LP, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200813-0091041, in the Register's Office of Davidson County, Tennessee, dated August 10, 2020 and recorded on August 13, 2020. Also see Scrivener's Affidavit recorded in Instrument No. 20220331-003759, in the Register's Office of Davidson County, Tennessee.

Grantors do hereby affirm that said property has never been a primary marital residence.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF CASPER ZOPFIS PLACE, as recorded in Plat Book 332, Page 167.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200417-0040597 as amended Instrument No. 20200710-0075270, Instrument No. 20200820-0094232, Instrument No. 20201005-0114952 and Instrument No. 20201217-0149305.
*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for stormwater Facilities and Systems recorded in Instrument No. 20180424-0038650.
*Easement for Sanitary Sewers And/or Storm Drainage, recorded in Book 4822, Page 685 and Book 5002, Page 381.
*Easement for Public Right-of-way, recorded in Instrument No. 20180425-0039025 and Instrument No. 20180425-0039026.

*Easement for Declaration Establishing Stormwater, recorded in Instrument No. 20231019-0081947.
*Easement recorded in Book 4845, Page 471.
*Charter for 1041 East Trinity LP, LLC Recorded as Instrument No. 20181004-0098833.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **CORY WILLIAM BRUNSON** as Attorney-in-Fact for **COLLIN RUSSELL BRUNSON**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number _____, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: **1041 East Trinity Lane, Unit 219, Nashville, TN 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 24th day of June, 2025.

Cayla Chatham

Collin Russell Brunson by Cory William Brunson, Attorney-In-Fact

Cory William Brunson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CORY WILLIAM BRUNSON**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **COLLIN RUSSELL BRUNSON**, and who acknowledged he/she/they executed the same as the free act and deed of the said **COLLIN RUSSELL BRUNSON**.

Witness my hand and official seal this **24th** day of **June, 2025**.

Notary Signature
My Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2025, before me personally appeared Cayla Chatham, 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 24th day of June, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2025, before me personally appeared Cory William Brunson, 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 24th day of June, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

True Copy Certification

I, **Tammy Carney,** 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 this the 24 day of June, 2025.

Affiant Signature

Date 6.24.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027