THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651426**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $465,000 00 Affiant Subscribed and sworn to before me, this 21st day of July, 2025 Notary Public My Commission Expires _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY 02-07-2026

Karen Johnson
Batch # 1300880
07/23/2025 10 25 43 AM
Fees $13 00 Taxes $1,720 50

Davidson County
DEEDWARR
2 pgs

20250723-0058129

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information
Handoko Gunawan and Deborah A Gunawan, Trustees 3000 Vanderbilt Place, Unit 111 Nashville TN 37212	New Owner	Tax Parcel ID No 104-02-4B-111 00 CO

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, **Midland Trust Company as Custodian FBO Susan Hill IRA #1706475** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Handoko Gunawan and Deborah A. Gunawan, Trustees of the Gunawan Family Trust dated June 15, 2022, and any amendments thereto**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Unit No. 111, on the Horizontal Property Regime for Bristol West End, as recorded in the Master Deed of record in Instrument No 20070503-0053313, amended in Instrument No 20070629-0077729, Instrument No. 20081016-0104201, Instrument No 20101130-0095113, Instrument No 20151228-0130187 and Instrument No 20170316-0025728, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description , together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed

Being the same property conveyed to MIDLAND TRUST COMPANY AS CUSTODIAN FBO SUSAN HILL, IRA #1706475, by deed from KATHLEEN WHEELER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, of record in Instrument No 20180425-0038728, dated April 24, 2018, said Register's Office

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 104-02-4B-111.00 CO

Matters shown on the Plan of record in Instrument No 20060801-0093560, said Register's Office

Restrictive Covenants contained in instrument of record in Instrument N o 20050105-0001970, said Register's Office

Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record in Instrument No 20070503-0053313, amended in Instrument No 20070629-0077729, Instrument No 20081016-0104201, Instrument No 20101130-0095113, Instrument No 20151228-0130187 and Instrument No 20170316-0025728, said Register's Office

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage , Water Mains and Appurtenances of record in Instrument No 20040615-0070569, said Register's Office. Storm Water Detention Agreement of record in Instrument No 20050603-0062976, said Register's Office

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 and made applicable by Ordinance No BL2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee

This is improved property located at 3000 Vanderbilt Place, Unit 111 Nashville TN 37212

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 21st day of July, 2025

Midland Trust Company as Custodian FBO Susan Hill IRA #1706475

BY _____
Sacha Bretz

ITS Corporate Alternate Signer

STATE OF Florida)

COUNTY OF Lee)

Before me, the undersigned, of the State and County aforesaid, personally appeared Sacha Bretz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Corporate Alt. Signer (or other officer authorized to execute the instrument) of Midland Trust Company as Custodian FBO Susan Hill IRA #1706475, the within named bargainor, and that he as such _____ has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid _____

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

_____
Notary Public

My Commission Expires 9-25-2027

DWAYNE MOXAM
Notary Public - State of Florida
Commission # HH 447784
My Comm Expires Sep 25, 2027
Bonded through National Notary Assn