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. 250751728

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $701,500.00.

Affiant

Subscribed and sworn to before me, this 6th day of August, 2025

Notary Public
My Commission Expir

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2028

Karen Johnson
Batch # 1306650
08/07/2025 12 11 16 PM
Fees $13 00 Taxes $2,595 55

Davidson County
DEEDWARR
2 pgs

20250807-0062762

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John P M. Higgins, Trustee One Union Street, Ste 302 Portland, ME 04101	New Owner	Tax Parcel ID No. 093-09-0C-006.00 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, **Christi W. Branscom, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John P.M. Higgins, Successor Trustee of the C.A Briggs IRR Trust U/W of Carolyn Skelly F/B/O Carolyn Ann Briggs**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium Unit located in Davidson County, Tennessee, being Unit No. 205 , together with the appurtenant interest in the common elements of Twelve Twelve Condominiums established by The Declaration of Condominium for Twelve Twelve, of record in Instrument No 20140718-0063781, amended in Instrument No. 20160614-0060193, Instrument No. 20191230-0134559, Instrument No. 20220329-0036090, in Instrument No. 20221129-0124987, and in Instrument No. 20240223-0012657, Register' s Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "B" attached to the aforementioned Declaration.

Being the same property conveyed to CHRISTI W. BRANSCOM, MARRIED, by deed from MICHAEL L. GORNEY AND SUSAN K. GORNEY, HUSBAND AND WIFE, of record in Instrument No. 20190506-0042400 , dated April 29, 2019 , said Register's Office.

KEVIN SCOTT BRANSCOM further conveyed to CHRISTI W. BRANSCOM , by quitclaim deed of record in Instrument No 20200414-0038625, dated December 30, 2019, said Register's Office.

Storage Unit 140 and Parking Spaces 120 and 123 to convey with Unit 205.

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 093-09-0C-006.00 CO.

Subject to all matters shown on the Plan of record as Instrument Number 20120216-0013756, Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20140718-0063781, amended in Instrument No. 20160614-0060193, Instrument No. 20191230-0134559, Instrument No. 20220329-0036090 and in Instrument No. 20221129-0124987, and in Instrument No. 20240223-0012657, said Register's Office.

Easement conveyed to the State of Tennessee of record in Book 4318, Page 544, in the Register's Office for Davidson County, Tennessee.

Bill No. 084-571 closing Alley No. 234 extending from 12th Ave S westerly to the easterly margin of Interstate 40 retains easement to the Metropolitan Government of Nashville and Davidson County, Tennessee.

Final Consent Judgment conveying property to the State of Tennessee for the construction of a controlled access highway of record in Book 4370, Page 916 and Book 4395, Page 715, in the Register's Office for Davidson County, Tennessee.

Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, Page 404, amended in Book 11625, Page 252 and amended as Instrument No. 20020715-0084598, in the Register's Office for Davidson County, Tennessee.

Arts Center Redevelopment Plan in Ordinance #98-1188, Amendment No. 1 as Ordinance #99-1761 and Amendment No. 2 as Ordinance No. BL 2002-1063, Metropolitan Clerk's Office for Davidson County, Tennessee.

Declaration of Easements and Restrictive Covenants of record in Instrument Number 20121227-0119217, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130122-0006827, in the Register's Office for Davidson County Tennessee. Grant of Easement to Comcast Nashville of record in Instrument Number 20140328-0025601 and Instrument Number 20140924-0087646, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument Number 20131231-0131305, said Register's Office.

This is improved property located at 1212 Laurel Street, Unit 205 Nashville TN 37203

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 6th day of August, 2025

Christi W. Branscom

Christi W. Branscom

STATE OF TENNESSEE)

COUNTY OF Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christi W. Branscom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of August, 2025.

K Schamp

Notary Public

My Commission Expires: 9-7-2025

K SCHAMP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX