Name and Address of New Owner:
David Trenkle and Lucy Trenkle
1041 East Trinity Lane #419
Nashville, Tennessee, 37216

Send Tax Bills To:

New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-25-4132

Karen Johnson Davidson County
Batch# 1311469 DEEDWARR
08/18/2025 03:40:30 PM 4 pgs
Fees: $23.00 Taxes: $795.50
20250818-0065878

Map & Parcel No: **072-05-0L-419.00-CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shelby Crocker, unmarried, and Tim Crocker and wife, Rosemary Crocker,** "the Grantors," have this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **David Trenkle and Lucy Trenkle, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Unit No. 419 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 and Instrument No. 2020710-0075270 and Instrument No. 2020820-0094232 and Instrument No. 20201005-0114952 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 Shelby Crocker, unmarried, and Tim Crocker and wife, Rosemary Crocker, all as Tenants in Common with Right of Survivorship, by Warranty Deed from 1041 East Trinity LP, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20210114-0006395, Register's Office for Davidson County, Tennessee, dated January 11, 2021 and recorded on January 14, 2021.

Being improved property known as **1041 East Trinity Lane #419, Nashville, Tennessee, 37216.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 11 day of August, 2025.

Shelby Crocker (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shelby Crocker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11 day of August, 2025.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary Public
My commission expires: 11/28/27

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 11 day of August, 2025.

_____(SEAL)
Tim Crocker

_____(SEAL)
Rosemary Crocker

STATE OF TENNESSEE
COUNTY OF Gibson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tim Crocker and Rosemary Crocker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of August, 2025.

_____
Notary Public
My commission expires:

SHANNON S. SHOULDER
STATE OF TENNESSEE NOTARY PUBLIC
GIBSON COUNTY

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 under 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 $215,000.00, 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 18th day of August, 2025.

_____
Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/11/25 (date of document).

Jennifer Russell
Affiant Signature

8/18/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of August 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

