THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251052609

Karen Johnson
Batch # 1350023
11/24/2025 10 38 20 AM
Fees $13 00 Taxes $2,516 00

Davidson County
DEEDWARR
2 pgs

20251124-0093548

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 130

The actual consideration or value, whichever is greater, for this transfer is $680,000 00

Affiant

Subscribed and sworn to before me, this 20th day of November, 2025

Notary Public
My Commission Expires

WARRANTY DEED

Address New Owner	Send Tax Bills To.	Tax Information:
Pamela Susanne Bierly, Trustee 29875 Hiddenwood Laguna Niguel, CA 92677	New Owner	Tax Parcel ID No 082-09-0Q-027.00 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, **Daniel Michael Cottrell, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pamela Susanne Bierly, Trustee of the Pamela Susanne Bierly Trust created under the Roberts Family Trust dated December 14, 1992**, ("Grantee"), her 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. 1215, on the Horizontal Property Regime for 4th and Monroe, a Condominium Development, as recorded in the Amended and Restated Master Deed of record in Instrument No. 20120824-0076410, being amended in Instrument No 20130411-0035975, Instrument No 20130718-0074552, Instrument No. 20130718-0074552, Instrument No 20150130-0009095 and Instrument No 20160119-0004667, 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 DANIEL MICHAEL COTTRELL, by deed from JAMES M PATRICELLI AND KARIN J. PATRICELLI, TRUSTEES OF THE PATRICELLI FAMILY TRUST UAD SEPTEMBER 29, 2016, of record in Instrument No 20201007-0116188, dated September 29, 2020, said Register's Office.

Said property was never the marital residence of Grantor.

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 082-09-0Q-027 00 CO

Easement for Use of Dumpster of record in Instrument No 20130528-0053582, said Register's Office

Storm Water Detention Agreement of record in Instrument No 20070320-0033396, said Register's Office

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 in Instrument No. 20120824-0076410, which was amended in Instrument No 20130411-0035975, Instrument No. 20130718-0074552, Instrument No 20150130-0009095 and Instrument No 20160119-0004667, said Register's Office

This is improved property located at 1215 4th Avenue North Nashville TN 37208

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 20th day of November, 2025

Daniel Michael Cottrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 20th day of November, 2025

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPT 3, 2029

My Commission Expires _____