This Instrument Prepared
By: Elio Khalife 125414
15215 N. Kierland Blvd., Unit 313
Scottsdale, AZ 85254

Karen Johnson
Batch # 1410345
04/23/2026 10:03:47 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDWARR
4 pgs
20260423-0033816

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:
Elio Khalife, Trustee
15215 N. Kierland Blvd., Unit 313
Scottsdale, AZ 85254

MAIL TAX STATEMENT TO:
Elio Khalife, Trustee
15215 N. Kierland Blvd., Unit 313
Scottsdale, AZ 85254

MAP PARCEL NUMBERS:
093 09 0C 150.00

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Elio Khalife, a married man, who acquired title as a single person** has this day bargained and sold, and does hereby transfer and convey unto the said **Elio Khalife, Trustee of the Khalife Family Trust**, Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer to a Revocable Living Trust.

This is unimproved ( ) property known as 1212 Laurel Street, Unit 1403, Nashville, Tennessee 37203
Improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 our hand this 2nd day of MARCH, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Elio Khalife

ACKNOWLEDGMENT

STATE OF Arizona)
ss
COUNTY OF Maricopa)

Personally appeared before me, Austin Palmer, a Notary Public in and for said County and State, Elio Khalife the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 15215 N. Kierland Blvd, this 2nd day of March, A.D., 2026.

NOTARY STAMP/SEAL
AUSTIN PALMER
Notary Public - Arizona
Maricopa County
Commission # 628922
My Comm. Exp. June 19, 2026

NOTARY PUBLIC
Notary Commission Expires: 6-19-2026

AFFIDAVIT OF VALUE

STATE OF Arizona)
ss
COUNTY OF Maricopa)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 Recordation Tax Code § 67-4-409 (a)(1) (C) (vi).

Subscribed and sworn to before me this the 2nd day of March, 2026.

(Affix Seal)

Affiant

Notary Public

AUSTIN PALMER
Notary Public - Arizona
Maricopa County
Commission # 628922
My Comm. Exp. June 19, 2026

My Commission Expires: 6-19-2026

EXHIBIT "A"
LEGAL DESCRIPTION

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 1403 OF TWELVE TWELVE, A CONDOMINIUM, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE CONDOMINIUM ACT OF 2008 AS THE SAME IS SET OUT IN SECTION 66-27-201, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION OF CONDOMINIUM ESTABLISHING TWELVE TWELVE OF RECORD IN INSTRUMENT NUMBER 20140718-0063781 AND FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR TWELVE TWELVE, A CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20160614-0060193 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BYLAWS 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 DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT F TO SAID DECLARATION.

THIS CONVEYANCE IS SUBJECT TO:

- SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD AS INSTRUMENT NUMBER 20120216-0013756, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

- SUBJECT TO THE BY-LAWS FOR THE ADMINISTRATION THEREOF; ALSO SUBJECT TO THE 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 THEREON; AND ALSO INCLUDING WITHOUT LIMITATIONS, ALL CONDITIONS, COVENANTS, RESTRICTIONS, OPTIONS, BURDENS, ASSESSMENTS AND OTHER UNDERTAKINGS CONTAINED IN THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF TWELVE TWELVE, A CONDOMINIUM OF RECORD IN INSTRUMENT NUMBER 20140718-0063781 AND INSTRUMENT NO. 20160614-0060193, INSTRUMENT NO. 2019123-00134559 AND INSTRUMENT NO. 20220329-0036090, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

- 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 EASEMENTS 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.

EXHIBIT "A"
LEGAL DESCRIPTION
continued

- 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.

- THE PLAT OF SURVEY BY CHERRY LAND SURVEYING, INC., DATED DECEMBER 11, 2012 SHOWS AN NES EASEMENT IN THE SOUTHEAST PORTION OF PROPERTY.

- 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 OF RECORD IN INSTRUMENT NUMBER 20140328-0025601 AND RELEASE EASEMENT RECORDED IN INSTRUMENT NO. 20140924-0087645, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

- EASEMENT OF RECORD IN INSTRUMENT NUMBER 20140924-0087646, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

- CHARTER OF TWELVE TWELVE CONDOMINIUM ASSOCIATION, INC. OF RECORD AT INSTRUMENT NO. 20140627-0056540, IN THE AFORESAID REGISTER'S OFFICE.

- RESTRICTIONS OF RECORD IN INSTRUMENT NUMBER 20131231-0131305 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

- ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

Being the same property conveyed to Elio Khalife, a single person by Warranty Deed from Evan Daniels, an unmarried man of record in Document No. 20220623-0072085, said Register's Office.