Karen Johnson Davidson County
Batch# 1467573 DEEDWARR
09/03/2026 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20260903-0081515

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-3781

JAMIE DOWLEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of August, 2026

Notary Public

Commission Expires: 4/25/29

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph Trovato & Lindy Trovato 340 Ussery Rd Clarksville, Tn 37043	Joseph Trovato & Lindy Trovato 340 Ussery Rd Clarksville, Tn 37043	081-16-2B-210.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Elizabeth Ann Koeniguer FKA Elizabeth Ann Lay and Grant Alan Koeniguer, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSEPH TROVATO and LINDY TROVATO, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING UNIT NO 210, OF LUDLOW FLATS, 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 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING LUDLOW FLATS, OF RECORD IN INSTRUMENT NUMBER 20190918-0094881, AND AMENDED IN INSTRUMENT NUMBER 20191009-0103618, INSTRUMENT NUMBER 20191011-0104471 AND BY FIRST AMENDMENT TO DECLARATION RECORDED AS INSTRUMENT NO. 20201208-0142244; SECOND AMENDMENT TO DECLARATION RECORDED AS INSTRUMENT NO. 20210412-0048609; THIRD AMENDMENT TO DECLARATION RECORDED AS INSTRUMENT NO. 20210427-0056048, AND FOURTH AMENDMENT TO DECLARATION RECORDED AS INSTRUMENT NO 20210607-0075890, AND FURTHER AMENDED IN INSTRUMENT NO 20250828-0068817,REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS 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.

TOGETHER WITH THE SPECIAL RIGHTS TO USE THE LIMITED COMMON ELEMENTS AS SET OUT IN ARTICLE II, AS AMENDED IN INSTRUMENT NUMBER

20201208-0142244 OF THE DECLARATION OF LUDLOW FLATS AND CERTAIN PARKING SPACE NUMBER 36 AND STORAGE SPACE S201.

THIS BEING THE SAME PROPERTY CONVEYED UNTO ELIZABETH ANN LAY AND GRANT ALAN KOENIGUER, BY WARRANTY DEED FROM LFLATS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED JUNE 15, 2021, OF RECORD IN INSTRUMENT NO 20210616-0081446, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ELIZABETH ANN LAY IS ONE AND THE SAME PERSON AS ELIZABETH ANN KOENIGUER.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1125 10th Avenue North #210, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Dated this the 28th day of August, 2026.

Elizabeth Ann Koeniguer

Elizabeth Ann Koeniguer

Grant Alan Koeniguer

Grant Alan Koeniguer

STATE OF Florida

COUNTY OF Duval

On this 28th day of August, 2026, before me, Darrell Rodney Smith, a notary public duly commissioned and qualified in the State of Florida personally appeared Elizabeth Ann Koeniguer and Grant Alan Koeniguer who, being identified to me through a secure electronic verification process, acknowledged that they executed the foregoing document voluntarily and freely, as their own act and deed, this notarization occurring via a live audio-visual communication session.

Witness my hand and official seal this 28th day of August, 2026.

DARRELL RODNEY SMITH
Notary Public - State of Florida
Commission # HH 469836
Expires on January 5, 2028

Darrell Rodney Smith

Darrell Rodney Smith Notary Public at Large

My commission expires: 01/05/2028

Notarized remotely online using communication technology via Proof.

TRUE COPY CERTIFICATION

I, Dana Robertson, 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 8/28/2020.

8/31/26

Affiant Signature Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 31 day of August, 2026.

Notary's Signature

My Commission Expires: 9-15-29

(Notary Seal)

SAEDRA BYARD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY