Karen Johnson Davidson County
Batch# 656939 DEEDWARR
06/15/2021 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210615-0080566

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $420,000.00. Affiant Subscribed and sworn to before me, this the 9th day of June, 2021. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew Bierig	Cardinal Financial Company	071-07-0F-009.00-CO
714 Reliance Drive	3701 Arco Corporate Dr. #200	
Franklin, TN 37067	Charlotte, NC 28273	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALAN ANAPOLSKY AND CLEMENCIA ANAPOLSKY, HUSBAND AND WIFE AND ADAM ANAPOLSKY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW BIERIG, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Tennessee, being Unit 9, as established in Declaration of Covenants, Conditions and Restrictions for 105-107 Duke Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180726-0073165, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Steven I. Geringer, Trustee of the Geringer Family Trust u/a/d June 26, 1996, as amended by Warranty deed from Frank A. Allen Jr. and wife, Junifer Marie Allen of record in Instrument No. 20171205-0123709 and 20171205-0123710 Register's Office for Davidson County, Tennessee, dated December 4, 2017 and recorded on December 5, 2017.

Being a portion of the same property conveyed to Duke Street Limited Partnership, a Tennessee limited partnership by Quitclaim deed from Steven I. Geringer, Trustee of the Geringer Family Trust u/a/d June 26, 1996 of record in Instrument No. 20181207-0119702 Register's Office for Davidson County, Tennessee, dated December 5, 2018 and recorded on December 7, 2018.

Being the same property conveyed to Alan Anapolsky and Clemencia Anapolsky, husband and wife and Adam Anapolsky, an unmarried man by Warranty Deed from Duke Street Limited Partnership, a Tennessee Limited Partnership of record in Instrument No. 20191010-0104004 Register's Office for Davidson County, Tennessee, dated October 4, 2019 and recorded on October 10, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 105 Duke Street, Unit 9, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of June, 2021.

Alan Anapolsky

Clemencia Anapolsky

Adam Anapolsky by Alan Anapolsky as Attorney in Fact
Adam Anapolsky by Alan Anapolsky,
Attorney-In-Fact

STATE OF WASHINGTON
COUNTY OF KING

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

Witness my hand and seal this 9th day of June, 2021.

Notary Public

My Commission Expires: 07/17/24

NOTARY PUBLIC
STATE OF WASHINGTON
MILES F. HOLDEN
License Number 74873
My Commission Expires 07-17-2024

STATE OF WASHINGTON
COUNTY OF KING

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alan Anapolsky, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Adam Anapolsky, as Attorney-In-Fact, and acknowledged that he/she executed the same as the free act and deed of Adam Anapolsky.

Witness my hand and seal this 9th day of June, 2021.

Notary Public

My Commission Expires: 07/17/24

NOTARY PUBLIC
STATE OF WASHINGTON
MILES F. HOLDEN
License Number 74873
My Commission Expires 07-17-2024

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022