WARRANTY DEED

Karen Johnson Davidson County
Batch# 707297 DEEDWARR
08/31/2021 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20210831-0117021

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $449,000.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of August, 2021.

NOTARY PUBLIC

My commission expires: 3/25/23

WILSON COUNTY
KRISTI MCCOY
STATE OF TENNESSEE
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 21-1191 OLD

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Old Town Ventura Properties, LLC, a California limited liability company	NEW OWNER	
(NAME)	(NAME)	093-06-1M-020.00-CO
3046 Trotters Lane		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Kelvin Ka Wing Lo, married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Old Town Ventura Properties, LLC, a California limited liability company,** 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:

Unit No. 3105, of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946 and amended in Instrument No. 20181009-0099878, Register' s Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium. The 505 High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium, of record as Instrument 20171218-0128945, said Register' s Office. Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium, for a more complete identification and description of the Unit.
Being a portion of the same property conveyed to 505 LLC, a Tennessee limited liability company by Special Warranty deed from Signature Holdings LLC, a Tennessee limited liability company of record in Instrument No. 20100603-0043197 Register's Office for Davidson County, Tennessee, dated June 02, 2010 and recorded on June 03, 2010.

Being a portion of the same property conveyed to Metropolitan Development and Housing Agency by Quitclaim deed from 505 LLC, a Tennessee limited liability company of record in Instrument No. 20151203-0122106 Register's Office for Davidson County, Tennessee, dated December 03, 2015 and recorded on December 03, 2015.

Being a portion of the same property conveyed to 505 LLC, a Tennessee limited liability company by Quitclaim deed from Metropolitan Development Housing Agency of record in Instrument No. 20151203-0122107 Register's Office for Davidson County, Tennessee, dated December 03, 2015 and recorded on December 03, 2015.

Being a portion of the same property conveyed to 505 Property LLC, a Delaware limited liability company by Quitclaim deed from 505 LLC, a Tennessee limited liability company of record in Instrument No. 20151203-0122109 Register's Office for Davidson County, Tennessee, dated December 03, 2015 and recorded on December 03, 2015.

Being the same property conveyed to Kelvin Ka Wing Lo, married man by Warranty deed from 505 Property, LLC, a Delaware limited liability company of record in Instrument No. 20191031-0111958 Register's Office for Davidson County, Tennessee, dated October 28, 2019 and recorded on October 31, 2019. This is not the principal marital residence of the Grantor described herein.

DESIGNATED as Tax ID: 093-06-1M-020.00-CO

This is
unimproved ☐
improved ☒ property known as 515 Church St 3105, Nashville, TN 37219

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 do 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.

Witness my hand this the 23 day of August, 2021.

Kelvin Ka Wing Lo

STATE OF WASHINGTON
COUNTY OF KING

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Kelvin Ka Wing Lo, married man**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 23 day of August, 2021.

Notary Public

My Commission Expires: APRIL 19, 2025

GARRETT FURUTA
Notary Public
State of Washington
Commission # 193254
My Comm. Expires Apr 19, 2025

Certificate of Authenticity

I, **Kristi McCoy**, 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 **August 23, 2021.**

Kristi McCoy 8/23/21

Name: **Kristi McCoy**
Title: **Title Agent**

STATE OF **Tennessee**
COUNTY OF **Wilson**

Sworn to and subscribed before me on **August 23, 2021.**

Kelsey Pitman

Notary Public: **Kelsey Pitman**
My Commission Expires: **09/21/2024**

