Karen Johnson Davidson County
Batch# 720114 DEEDWARR
09/20/2021 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20210920-0126020

#36540

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,000.00.

Brenda B. Mudd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kristie Schaefer	New Owner	Parcel ID: 093 06 1M 062.00
(NAME) 515 Church Street, Unit 3405	(NAME) 515 Church Street #3405	
(ADDRESS) Nashville, TN 37219	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Srikanth Venkataseshu and Preethi Nanjundaswamy, Trustees of The Sequoia Revocable Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kristie Schaefer**, 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:

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 3405, 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, Instrument No. 20191016-0106180 and Instrument No. 20210302-0027008, 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 No. 20171218-0128945 and Partial Assignment recorded in Instrument No. 20191002-0100557, 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 the same property conveyed to Srikanth Venkataseshu and Preethi Nanjundaswamy, Trustees of The Sequoia Revocable Trust, by Warranty Deed from 505 Property, LLC, a Delaware limited liability company, of record in Instrument No. 20190531-0051682, in the Register's Office of Davidson County, Tennessee, dated May 28, 2019 and recorded on May 31, 2019.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 515 Church Street, Unit 3405, Nashville, TN 37219

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 our hands this 7th day of September, 2021.

Srikanth Venkataseshu and Preethi Nanjundaswamy, Trustees of The Sequoia Revocable Trust

BY: _____
Srikanth Venkataseshu

BY: _____
Preethi Nanjundaswamy

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Srikanth Venkataseshu and Preethi Nanjundaswamy, Trustees of The Sequoia Revocable Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of September, 2021.

_____
Notary Public
My Commission Expires: 03-17-24
(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on 9/7/2021.

George E. Mudter, Jr.
Dated 9/7/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 9/7/2021

My commission expires 10/2/2023

