Karen Johnson Davidson County
Batch# 775550 DEEDWARR
12/16/2021 03:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20211216-0166750

Name and Address of New Owner:
Ronald J. Saline
3059 Woodhams Avenue
Portage, MI 49002

Send Tax Bills To:
Ronald J. Saline
3059 Woodhams Avenue
Portage, MI 49002

This Instrument Prepared By:
Brock Baker
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 093-06-1M-045-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tara M. Duchyns, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ronald J. Saline and Erica Saline, Husband and Wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 3302 of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium, of record in Instrument #20171218-0128946, and amended in Instrument #20181009-0099878, Register's Office for said County, 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 in 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 recorded 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 Tara M. Duchyns from 505 Property, LLC,

a Delaware limited liability company, by Warranty Deed dated October 2, 2019 and recorded October 3, 2019 in Instrument #20191003-0101128, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of December, 2021.

Tara M. Duchyns (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of December, 2021, before me personally appeared Tara M. Duchyns, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of December, 2021.

Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

AFFIDAVIT OF VALUE

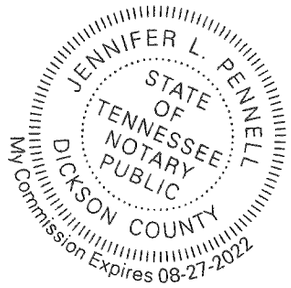
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $430,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tara M. Duchyns

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6th day of December, 2021.

Notary Signature
My commission expires:



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/6/21 (date of document).

Jennifer L. Pennell

12/6/21

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of December, 2021.

Notary's Signature

My Commission Expires: 4/13/22

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022