Karen Johnson Davidson County
Batch# 785538 DEEDWARR
01/05/2022 02:20:30 PM 4 pgs
Fees: $23.00 Taxes: $2,882.30
20220105-0002233

20211889R

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford
The actual consideration or value, whichever is greater, for this transfer is $779,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2021.

Notary Public

My commission expires: 9-21-2024

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
SDS Ventures, LLC.	NEW OWNER	**093-06-1E-102.00-CO**
305 Church Street, 102		
Nashville, TN 37201		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Henry J. Coffey, Jr. and Susan C. Castle, Co-Trustees of Coffey-Castle Family Revocable Living Trust Agreement dated February 12, 2021

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SDS Ventures, LLC., a Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

305 Church Street, Unit 102, and rights to one parking space, of the Church Street Lofts of the Banner Block Condominiums, as established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed and By-Laws establishing a Horizontal Property Regime of The Banner Block Condominiums, of record as Instrument No. 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed, of record as Instrument No. 20050927-0115946; by Second Amendment to Master Deed, of record as Instrument No. 20060728-009 1581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed, of record as Instrument No. 20060731-0092812, Register's Office for Davidson County, Tennessee; by Fourth Amendment to Master Deed, of record as Instrument No. 20060907-0110529, Register's Office for Davidson County, Tennessee; and by Fifth Amendment to Master Deed, of record as Instrument No. 20061013-0127441 , Registers Office for Davidson County, Tennessee, such Fifth Amendment being re-recorded as Instrument No. 20061027-0133858, Register's Office for Davidson County, Tennessee.

The grantee, by accepting this deed, agrees that no portion of the property will be used as a nightclub, clinic, restaurant, tattoo parlor or check cashing store and that the operating hours of any allowed commercial use will be subject to the reasonable approval of the Church street Lofts Homeowners Association. This use restriction runs with the land and is for the benefit of all owners of units in Church Street Lofts.

Being the same property conveyed to Susan C. Castle and Henry J. Coffey, Jr., as tenants in common by General Warranty deed from 303 Church, LLC, a Tennessee limited liability company of record in Book instrument No. 20070403-0039836, Register's Office for Davidson County, Tennessee, dated March 30, 2007 and recorded on April 03, 2007.

Being the same property conveyed to Henry J. Coffey, Jr. and Susan C. Castle, Co-Trustee, Coffey-Castle Family Revocable Living Trust Agreement dated February 12, 2021 by Quitclaim deed from Susan C. Castle and Henry J. Coffey, Jr., as tenants in common of record in Instrument No. 20210225-0024160 Register's Office for Davidson County, Tennessee, dated February 12, 2021 and recorded on February 25, 2021.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 305 Church Street, 102, Nashville, TN 37201.

[signatures appear on the following page]

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 30th day of December, 2021:

Coffey-Castle Family Revocable Living Trust Agreement dated February 12, 2021

By: _____ Co-Trustee
Henry J. Coffey, Jr., Co-Trustee

By: _____ Co-Trustee.
Susan C. Castle, Co-Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ENTITY GRANTOR ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Henry J. Coffey, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Co-Trustee of the Coffeey-Castle Family Revocable Living Trust Agreement dated February 12, 2021, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 30th day of December, 2021.

My Commission Expires: 6.19.22

_____
Notary Public

ROBIN BICKET WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ENTITY GRANTOR ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Susan C. Castle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Co-Trustee of the Coffey-Castle Family Revocable Living Trust Agreement dated February 12, 2021, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 30th day of December, 2021.

My Commission Expires: 6.19.22

_____
Notary Public

ROBIN BICKET WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Jennifer Harris, 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 12.30.2021 (date of document).

Affiant Signature

12.30.2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30th day of December, 2021

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

NICK PETERS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY