Karen Johnson Davidson County
Batch# 785927 DEEDWARR
01/10/2022 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220110-0002742

WARRANTY DEED

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215 36843

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Saunders, Trustee of The Saunders Preservation Trust Agreement dated August 21, 2008	New Owner 3187 Ferncroft Lane	
(NAME) 515 Church St., #3307	(NAME) Clarksville TN	093 06 1M 050.00
(ADDRESS) Nashville, TN 37219	(ADDRESS) 37043	
(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, WE, **ANDREW ZALLIE, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SANDRA SAUNDERS, TRUSTEE OF THE SAUNDERS PRESERVATION TRUST AGREEMENT DATED AUGUST 21, 2008,** 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. 3307 of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946, 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 Units.

Being the same property conveyed to Andrew Zallie, unmarried, by Warranty Deed from Dennis M. Murphy, Jr. and Amelia Ann Murphy husband and wife, of record in Instrument No. 20190703-0065021, in the Register's Office of Davidson County, Tennessee, dated June 28, 2019 and recorded on July 3, 2019.

Andrew Zallie has since married, this was never the marital residence.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 515 Church St., #3307, 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 30th day of December, 2021

Andrew Zallie by Kevin, Attorney in fact

ANDREW ZALLIE, BY: KEVIN D. MONTGOMERY,
ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of December, 2021, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Andrew Zallie and acknowledged that he executed the same as the free act and deed of Andrew Zallie.

Witness my hand and official seal this 30th day of December, 2021.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

Notary Public

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 12/30/21.

George E. Mudter, Jr.
Dated 12/30/21

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 12/30/21

My commission expires 10/2/2023

