Prepared by:
Amy Cross Nance
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Karen Johnson Davidson County
Batch# 790358 DEEDWARR
01/14/2022 09:53:30 AM 4 pgs
Fees: $23.00 Taxes: $3,515.00
20220114-0005749

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $950,000.00

Affiant

Subscribed and sworn to before me this 7th day of January, 2022.

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| John Doulis and Micheline Doulis<br>555 Church St Unit 2300<br>Nashville TN 37219 | Same | 093-06-1C-122.00 |

# Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **2300 Cumberland Residence, LLC, a Delaware Limited Liability Company** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **John Doulis and Micheline Doulis, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. FU-2300, as shown on the map entitled Cumberland Penthouse, a Condominium, a horizontal property regime established by Master Deed, of record as Instrument No. 20050405-0037081 and amended as Instrument No. 20050527-0060253 and Instrument No. 20090320-0025437, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 2300 Cumberland Residence, LLC a Delaware Limited Liability Company by deed from John W. Ridley, and wife Carolyn M. Ridley of record in Instrument No. 20111118-0090204, Register's Office for Davidson County, Tennessee, and dated November 14, 2011.

This conveyance is made subject to the following:

1. Subject to the Master Deed, recorded as Instrument No. 20050405-0037081 and amended as Instrument No. 20050527-0060253 and Instrument No. 20090320-0025437 in the official records of the Davidson County Register of Deeds.

2. Capital Mall Redevelopment and Project Restrictive Covenants of record in Book 7423 Page 374, Book 8421 Page 587, Book 9208 Page 613, Book 10512 Page 464, Instrument No. 20020626-0076795, and 20050124-0008719, Register' Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 555 Church St, Unit 2300, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 5 day of January, 2022.

2300 Cumberland Residence, LLC, a Delaware Limited Liability Company

By: _____
Todd Gelfand, Manager

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Todd Gelfand, with whom I am personally acquainted, and who acknowledged themselves to be the Manager of 2300 Cumberland Residence, LLC, a Delaware Limited Liability Company, and as such Manager being authorized so to do, executed this instrument for the purposes therein contained and on behalf of 2300 Cumberland Residence, LLC, a Delaware Limited Liability Company.

Witness my hand, at office, this ____ day of January, 2022.

See attached California Notarial Acknowledgement

_____
Notary Public

My Commission expires:_____

**CALIFORNIA ACKNOWLEDGMENT** CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On January 5th 2022 before me, Sharon Sindilaru, Notary Public,
*Date* *Here Insert Name and Title of the Officer*

personally appeared Todd Gelfand
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SHARON SINDILARU
Notary Public - California
Los Angeles County
Commission # 2288550
My Comm. Expires May 18, 2023

*Place Notary Seal and/or Stamp Above*

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sharon Sindilaru
*Signature of Notary Public*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**
Title or Type of Document: Warranty Deed.
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

| | |
|---|---|
| Signer's Name: _____ | Signer's Name: _____ |
| ☐ Corporate Officer – Title(s): _____ | ☐ Corporate Officer – Title(s): _____ |
| ☐ Partner – ☐ Limited ☐ General | ☐ Partner – ☐ Limited ☐ General |
| ☐ Individual ☐ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☐ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☐ Other: _____ | ☐ Other: _____ |
| Signer is Representing: _____ | Signer is Representing: _____ |

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I, Sherri Engel, 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 this 5th day of January, 2022.

Sherri Engel

Dated 1/10/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sherri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 10th day of January, 2022.

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY