WARRANTY DEED

Karen Johnson Davidson County
Batch# 802953 **DEEDWARR**
02/09/2022 03:27:31 PM 2 pgs
Fees: $13.00 Taxes: $2,368.00

20220209-0015217

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires 01/03/2023 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
Kenneth C. Kasinak and Bonnie R. Kasinak	New Owners	093061M0100CO
(NAME)	(NAME)	
515 Church Street, #4405		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20213206

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, I/we, **Triniti Group Investments, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kenneth C. Kasinak and Bonnie R. Kasinak, husband and wife**, 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:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Unit No. 4405 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, 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, said Register's Office, as amended in Instrument No. 20181009-0099878, 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 Trini Group Investments by Warranty Deed from 505 Property, LLC, a Delaware limited liability company, dated October 18, 2018 and filed of record in Instrument No. 20181019-0103841 Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 505 High Rise Condominium and filed of record in 20171218-0128946; Instrument No. 20181009-0099878 and Instrument No. 20171218-0128945; Instrument No. 20141114-0105300 and Instrument No. 20171218-0128944, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also subject to the following:

Easements appearing of record in Instrument No. 20070625-0075451 and Instrument No. 20151231-131613, Register's Office for said County.
Stormwater facilities appearing of record in Instrument No. 20150820-0084149 and Instrument No. 20170504-0044298, Register's Office for said County.
Pedestrian sidewalk easement appearing of record in Instrument No. 20140923-0087004 and Instrument No. 20151231-01316112, Register's Office for said County.
Memorandum to Parking Lease, appearing of record in Instrument No. 20141114-0105301, said Register's Office.

Return to:
Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible], TN 37212

0-CBB-21-515-4405

Unimproved ☐

This is improved ☒ property, known as 515 Church Street, #4405, Nashville, TN 37219
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 4th day of February, 2022

Triniti Group Investments

BY: _____
William Arms
Member

BY: _____
Wanda Arms
Member

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared William Arms and Wanda Arms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Members (or other officer authorized to execute the instrument) of Triniti Group Investments, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Members (or other authorized officer).

Witness my hand, at office, this 4th of February, 2022.

_____
Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY