WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

T-AR-22-515-3107

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 808549 **DEEDWARR**
02/18/2022 12:22:31 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00

20220218-0019292

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Jeffrey Mathews	**New Owner**	
(NAME)	(NAME)	**093-06-1M-022.00-CO**
21C Fern Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JERRY W. NEIN, MARRIED AND KAMERYN MORGAN NEIN, UNMARRIED, AND ASHTON BROOKE NEIN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY MATHEWS, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Certain tract or parcel of land being more particularly described as follows:

Unit No. 3107, 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 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 Unit.

Being the same property conveyed to Jerry W. Nein, a married man, Ashton Brooke Nein, unmarried and Kameryn Morgan Nein, unmarried by Quitclaim deed from Jerry W. Nein, a married man, of record in Instrument No. 20190424-0037444 Register's Office for Davidson County, Tennessee, dated April 18, 2019 and recorded on April 24, 2019.

Further being the same property conveyed to Jerry W. Nein, a married man by Warranty deed from 505 Property, LLC. a Delaware limited liability company of record in Instrument No. 20190422-0036123 Register's Office for Davidson County, Tennessee, dated April 18, 2019 and recorded on April 22, 2019.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF JERRY W. NEIN.

This Instrument was executed on behalf of Ashton Brooke Nein by Jerry W. Nein pursuant to the Power of Attorney executed by Ashton Brooke Nein on 2-18-22, of record in 20220218-0019291, Register's Office for Davidson County, Tennessee.

This Instrument was executed on behalf of Kameryn Morgan Nein, by Jerry W. Nein pursuant to the Power of Attorney executed by Kameryn Morgan Nein on 2-18-22 of record in 20220218-0019290, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
• Taxes for the year 2022 and thereafter, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record as Instrument Number 20140926-0089008, Register's Office of Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171218-0128945, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
• Charter for 505 Master Association of record in Instrument No. 20171213-0127264, in the Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171218-0128946 and Instrument No. 20181009-0099878, Instrument No.20191016-0106180, and Instrument No. 20210302-0027008, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
• Charter for 505 High Rise Condominium Association of record in Instrument No. 20171213-0127265, in the Register's Office for Davidson County, Tennessee.
• Easement Agreement of record in Instrument No. 20070625-0075451, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Right of Way & Pedestrian Sidewalk Agreement of record in Instrument No. 20151231-0131613, in the Register's Office for Davidson County, Tennessee.
• Stormwater Facilities & Systems of record in Instrument No. 20150820-0084149 and Instrument No. 20170504-0044298, in the Register's Office for Davidson County, Tennessee.
• Capital Mall Redevelopment Project Plan & Restrictions of record in Book 7423, Page 374, Book 8421, Page 587, Book 9208, Page 613, Book 10512, Page 464, Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, in the Register's Office for Davidson County, Tennessee.
• Assignment & Assumption of Development Documents of record in Instrument No. 20151203-0122110, in the Register's Office for Davidson County, Tennessee.
• Memorandum of Development Agreement of record in Instrument No. 20151203-0122108, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Pedestrian Sidewalk Easement of record in Instrument No. 20140923-0087004, as amended in Instrument No. 20151231-0131612, in the Register's Office for Davidson County, Tennessee.
• Memorandum of Parking Lease & License of record in Instrument No. 20141114-0105301, as amended in Instrument No. 20171218-0128943, in the Register's Office for Davidson County, Tennessee.
• Declaration of Covenants & Easements (Fifth & Church Parking Garage) of record in Instrument No. 20141114-0105300, as amended in Instrument No. 20171218-0128944, in the Register's Office for Davidson County, Tennessee.
• Drainage Easement of record in Instrument No. 20081013-0102933 and Maintenance Agreement of record in Instrument No. 20070919-0111878, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **515 Church St #3107, Nashville, Tennessee 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; 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 hand(s) this the 14th DAY OF FEBRUARY, 2022.

Jerry W. Nein

Kameryn Morgan Nein by Jerry W. Nein, Attorney In Fact

Ashton Brooke Nein by Jerry W. Nein, Attorney In Fact

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY W. NEIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 of February, 2022.

Notary Public
My Commission Expires: 3-1-2025
(SEAL)

JORDAN VANCE
Notary Public - State at Large
Kentucky
My Commission Expires Mar 1 2025
Notary ID KYNP24504

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry W. Nein, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KAMERYN MORGAN NEIN AND ASHTON BROOKE NEIN, and who acknowledged they executed the same as the free act and deed of the said KAMERYN MORGAN NEIN AND ASHTON BROOKE NEIN.

Witness my hand and official seal, this the 14 of February, 2022.

Notary Public
My Commission Expires: 3-1-2025
(SEAL)

JORDAN VANCE
Notary Public - State at Large
Kentucky
My Commission Expires Mar 1 2025
Notary ID KYNP24504

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212