Karen Johnson Davidson County
Batch# 809725 DEEDWARR
02/23/2022 08:55:30 AM 4 pgs
Fees: $23.00 Taxes: $2,312.50
20220223-0020296

Prepared by & Return to:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd #600
Smyrna, TN 37167
File No.022-22

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Ashley Nalls
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

Sharon F
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of January, 2022

Notary Public
My Commission Expires: 5/12/24

Address of New Owner	Send Tax Bills To:	
Penny Guthrie 515 Church Street, Unit 3905 Nashville, TN 37219	Same	Map/parcel: 093-06-1M-129.00-CO Account:

WARRANTY DEED

FOR AND IN 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

Rey J. Black and William Whittaker, wife and husband

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

Penny Guthrie and John Guthrie, wife and husband

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, TO WIT:

Being Unit No. 3905, 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, Instrument No. 20191016-0106180 and Instrument No. 20210302-0027008, 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 Rey J. Black and William Whittaker, wife and husband by Deed from Armand H. Amritt and Jessica Kinahan, husband and wife, dated 5/3/2021 and filed for record in Instrument No. 20210505-0060438, in the Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946 and amended in Instrument No. 20181009-0099878, Instrument No. 20191016-0106180 and Instrument No. 20210302-0027008; all matters as shown on the 505 Master Condominium Declaration of record in Instrument No. 20171218-0128945; Partial Assignment of Declarants Rights of record in Instrument No. 20191002-0100557; Master Charter of record in Instrument No. 20171213-0127264; High Rise Charter of record in Instrument No. 20171213-0127265; Charter of record in Instrument No. 20190925-0097506; Parking Lease and License Agreement of record in Instrument No. 20141114-0105301, as amended in Instrument No. 20171218-0128943; Partial Assignment of Parking Lease and License Agreement of record in Instrument No. 20191002-0100554; Development Agreement of record in Instrument No. 20151203-0122108; Declaration of Covenants and Easements of record in Instrument No. 20141114-0105300, as amended in Instrument No. 20171218-0128944; Assignment and Assumption of Development Documents of record in Instrument No. 20151203-0122110; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150820-0084149 and Instrument No. 20170504-0044298; Sanitary Sewer Easement of record in Instrument No. 20070919-0111878; Easement Agreement of record in Instrument No. 20070625-0075451; Sidewalk Easements of record in Instrument No. 20151231-0131613 and Instrument No. 20140923-0087004, as amended in Instrument No. 20151231-0131612; Capital Mall Redevelopment Plan and 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 and Ordinances further detailed in Deed in Instrument No. 20100603-0043197; and all matters as shown on prior plat of record in Instrument No. 20140926-0089008, Register's Office for Davidson County, Tennessee.

This property is subject to mandatory HOA Dues.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 515 Church Street, Unit 3905 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; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of January, 2022

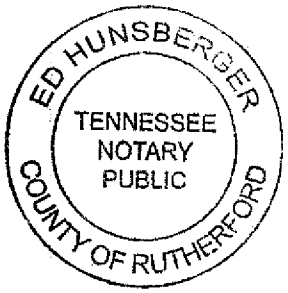
Rey J. Black
By William Whittaker, Attorney-in-Fact
William Whittaker

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within William Whittaker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the attorney-in-fact of Rey J. Black, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in 202202230020295, Page _____, Register's Office of Davidson County, Tennessee.

Notary Public

My Commission Expires: 2/21/22



Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 1/31/22 (date of document).

Affiant Signature

2/1/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1 day of February, 2022.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 1/6/2025