Karen Johnson Davidson County
Batch# 839881 DEEDWARR
04/14/2022 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $5,531.50
20220414-0043506

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20226845 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,495,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Carmen Coats Affiant Sworn to and subscribed before me this 7th day of April, 2022. Eliza Whitfield Notary Public My Commission Expires: _____

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

WARRANTY DEED

THIS INDENTURE, made this 7th day of April, 2022, among:

DANIEL J. KNORR AND ANGEL KNORR, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

TODD S. HAWK AND TRACY L. HAWK, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, State of Tennessee, described as follows to wit:
Unit No. 3206, 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 a portion of the same property conveyed to Daniel J. Knorr and Angel Knorr, husband and wife by Warranty deed from 505 Property, LLC, a Delaware limited liability company of record in Instrument No. 20190618-0058721 Register's Office for Davidson County, Tennessee, dated June 11, 2019 and recorded on June 18, 2019.

Being also known as 515 Church St. Unit 3206 Nashville, TN 37219.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Daniel J. Knorr

Angel Knorr

State of TN
County of Knox

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Daniel J. Knorr and Angel Knorr**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of April, 2022.

Notary Public
My Commission Expires: My Commission Expires March 4, 2023

TALIA A. CUNETTO
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Owner Name & Property Address:

Name: Todd S. Hawk and Tracy L. Hawk
Address: 515 Church St. Unit 3206
City, State, Zip: Nashville, TN 37219

Responsible Party For Taxes:

Name: Todd S. Hawk and Tracy L. Hawk
Address: 110 Tidewater Manor
City, State, Zip: Hilton Head Island, SC 29926

Tax ID: 093-06-1M-035.00-CO

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/08/2022 ____ (date of document).

Affiant Signature

04/08/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of April, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025