THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-05-263
Parcel ID: 093 06 0A 241.00

Karen Johnson Davidson County
Batch# 868976 DEEDWARR
06/09/2022 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20220609-0065790

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Hinterglemm LLC 301 Demonbreun Street, #1605 Nashville, TN 37201	Same	Map/Parcel 093 06 0A 241.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Timothy Casey Dunn and Paula T. Dunn, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Hinterglemm LLC, a Florida Limited Liability Company**, ("Grantee") all of right, title and interest in and to that certain real property known as 301 Demonbreun St, #1605, Nashville, TN 37201 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1605 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429, as amended at Instrument No(s) 20151203-0122000, 20170324-0029048, and 20181016-0102535 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, as amended at Instrument No(s) 20111104-0086473, 20111215-0097929 Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Timothy Casey Dunn and wife Paula Tabaka Dunn, as tenants by the entirety, by Warranty Deed from Bostelman Realty, LLC, a Tennessee limited liability company, of record in Instrument No. 20181015-0101562, in the Register's Office for Davidson County, Tennessee, dated October 04, 2018, and recorded on October 15, 2018.

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), his/her/their heirs and assigns forever; and I/we do 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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 27th day of May, 2022.

Timothy Casey Dunn

Paula T. Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2022, before me personally appeared Timothy Casey Dunn and Paula T. Dunn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 27th day of May, 2022.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 1,350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27 day of May, 2022.

Notary Public
My commission expires: 9-8-2025

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

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LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY
EXPIRES 9-8-2025

Certificate of Authenticity

I, Lindsay Philpot, 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 May 27, 2022.

Date

Affiant Signature

June 2, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of June, 2022.

Notary's Signature

My Commission Expires: 3/1/25

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025