Karen Johnson Davidson County
Batch# 892323 DEEDWARR
07/22/2022 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20220722-0083832

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

File #22-DM-0305-301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2022.

Julie Bailey
Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fabiano Ramos Dos Santos (NAME)	Acra Lending (NAME)	093 05 1E 302.00
305 Church St., Unit 301 (ADDRESS)	25541 Commercentre Dr., Ste 250 (ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	Lake Forest CA 92630 (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, **DANIEL H. SHICKLER, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FABIANO RAMOS DOS SANTOS, AN UNMARRIED MAN** 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:

305 Church Street, Unit 301, and rights to one parking space, of the Church Street Lofts of the Banner Condominiums, as established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the Administration thereof; also subject 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed and By-Laws establishing a horizontal property regime of the Banner Block Condominiums, of record as Instrument No. 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed, of record as Instrument No. 20050927-0115946; by Second Amendment to Master Deed, of record as Instrument No. 20060728-0091581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed of record as Instrument No. 20060731-0092812, Register's Office for Davidson County, Tennessee; By Fourth Amendment to Master Deed, of record as Instrument No. 20060907-0110529, Register's Office for Davidson County, Tennessee; and by Fifth Amendment to Master Deed of record as Instrument No. 20061013-0127441, Register's Office for Davidson County, Tennessee, such Fifth Amendment being re-recorded as Instrument No. 20061027-0133858, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel H. Shickler, by Warranty Deed from John D. Berryman and Marie C. Berryman, husband and wife, of record in Instrument No. 20160902-0092732, in the Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 2, 2016.

This conveyance is subject to:
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing

The Banner Block Condominiums of record in Instrument No. 20050527-0060419, as amended by instrument(s) of record in Instrument Nos. 20050927-0115946, 20060728-0091581, 20060731-0092812, 20060907-0110529, 20061013-0127441 and re-recorded as Instrument No. 20061027-0133658 and further Amended in Instrument No. 20180315-0024341; also subject to easements, rights and interests 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 building thereon.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7423, Page 374, Book 8421, Page 587, Book 9208, Page 613 and Book 10512, Page 464 (being amended in Instrument No. 20020626-0076795).
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: 305 Church Street, Unit 301, Nashville, TN 37201.

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 15th day of July, 2022.

Daniel H. Shickler By C. Loy Carney, Attorney In Fact
Daniel H. Shickler by
C. Loy Carney, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared C. Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Daniel H. Shickler and acknowledged that he executed the same as the free act and deed of the said Daniel H. Shickler.

Witness my hand, at office, this 15th day of July, 2022.

Notary Signature
My commission expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

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 07/21/22 ____ (date of document).

Affiant Signature

07/21/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21 day of July, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025