Karen Johnson Davidson County
Batch# 921446 DEEDWARR
09/26/2022 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20220926-0106507

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $430,000.00

Affiant

Subscribed and sworn to before me, this 19 day of August, 2022.

Notary Public
My commission expires:
11-6-2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Braden Pichel	**TBD**	**093061M01800CO**
515 Church St #3103	515 Church St. #3103	
Nashville, TN 37219	Nashville TN 37219	

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 ACKNOWLEDGE, WE,

Nim Yan Ching, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Braden Pichel

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 3103, of 505 High Rise Condominium, as 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 Nim Yan Ching, a married man, by Warranty Deed from 505 Property, LLC, a Delaware limited liability company, dated July 24, 2019, of record in Instrument No. 20190726-0073718, in the Register's Office for Davidson County, Tennessee. Grantor herein makes oath that the within described property is neither his/her principal residence nor the principal residence of his/her spouse and/or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Instrument No. 20141114-0105300, as assigned in Instrument No. 20151203-0122110 and amended in Instrument No. 20171218-0128944, said Register's Office.

Restrictions of record in Instrument No. 20171218-0128946, as amended in Instrument No. 20181009-0099878, Instrument No. 20191016-0106180, and Instrument No. 20210302-0027008, said Register's Office.

Mater Restrictions of record in Instrument No. 20171218-0128945, said Register's Office.

HOA Charter of record in Instrument No. 20171213-0127265, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 515 Church St #3103, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

_____ Date: 8/19/2022
Nim Yan Ching

STATE OF WA

COUNTY OF King

Personally appeared before me, a Notary Public of said County and State, Nim Yan Ching, the within named Grantor(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, at office, this 19th day of August, 2022.

DAVID KELLOGG
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 195990
My Commission Expires 10/27/2025

_____
NOTARY PUBLIC

My Commission Expires: oct 27 2025

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 08/19/2022 (date of document).

Shannon O'Neill

08/19/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 19 day of August, 2022.

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD