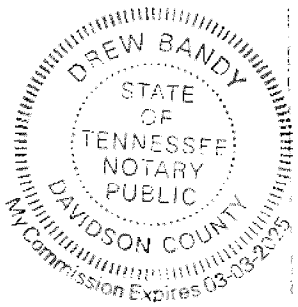
Karen Johnson Davidson County
Batch# 947251 DEEDWARR
12/05/2022 10:06:30 AM 4 pgs
Fees: $23.00 Taxes: $4,255.00
20221205-0126590

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2022.

Notary Public

My commission expires: 3-3-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers.
Clarence Leo Waters Helen Walker	New Owner(s)	082-14-0C-504.00-CO
919 Thomas Lane		
Key West, FL 33040		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I WE, **EUGENE C. WHEELER, TRUSTEE OF THE EUGENE C. WHEELER 2016 TRUST DATED FEBRUARY 29, 2016.** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLARENCE LEO WATERS AND HELEN WALKER, HUSBAND AND WIFE.** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit 504 of Eve, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Eve, a Condominium of record in Instrument Number 20200928-0111243, as corrected by Scrivener's Affidavit of record in Instrument Number 20201027-0124272, as amended in Instrument Number 20210614-0079782, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit B to said Master Deed.

Being a portion of the same property conveyed to Dennis Devine, a married man, as his sole and separate property by Warranty deed from 700 1st Avenue North, LLC, a Tennessee limited liability company and Suzanne Day, a married woman (being one and the same person as, Suzanne B. Day) of record in Instrument No. 20140804-0069824 Register's Office for Davidson County, Tennessee, dated August 01, 2014 and recorded on August 04, 2014.

Being a portion of the same property conveyed to 700 1st Avenue Investments, LLC, a Tennessee limited liability company by Quitclaim deed from Dennis Devine of record in Instrument No. 20170724-0074589 Register's Office for Davidson County, Tennessee, dated July 20, 2017 and recorded on July 24, 2017.

Being a portion of the same property conveyed to River Tower Development, LLC, a Tennessee limited liability company by Quitclaim Deed to Combine Separate Map and Parcel Numbers into a Single Map and Parcel Number and Conveyance of Title from 700 1st Avenue Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20180122-0006472 Register's Office for Davidson County, Tennessee, dated January 22, 2018 and recorded on January 22, 2018.

River Tower Development LLC now known as OII Property, L.P., pursuant to acknowledgment of Merger recorded as Instrument No. 20190726-0073734.

Being a portion of the same property conveyed to OII Property, L.P., a Tennessee limited partnership by Quitclaim deed from 700 1st Avenue North, LLC, a Tennessee limited liability company, and Suzanne Day, a Tennessee resident of record in Instrument No. 20200305-0024919 Register's Office for Davidson County, Tennessee, dated January 29, 2020 and recorded on March 05, 2020.

Being a portion of the same property conveyed to OII Property, L.P., a Tennessee limited partnership by Quitclaim deed from Merrie Morrissey Alexander of record in Instrument No. 20200305-0024920 Register's Office for Davidson County, Tennessee, dated February 17, 2020 and recorded on March 05, 2020.

Being a portion of the same property conveyed to OII Property, L.P., a Tennessee limited partnership by Quitclaim deed from Lisa Morrissey Lavange of record in Instrument No. 20200305-0024921 Register's Office for Davidson County, Tennessee, dated February 27, 2020 and recorded on March 05, 2020.

Being a portion of the same property conveyed to OII Property, L.P., a Tennessee limited partnership by Quitclaim deed from Joseph L. Morrissey, Jr. of record in Instrument No. 20200305-0024922 Register's Office for Davidson County, Tennessee, dated January 27, 2020 and recorded on March 05, 2020.

Being a portion of the same property conveyed to OII Property, L.P., a Tennessee limited partnership by Quitclaim deed from Cynthia Morrissey Fort of record in Instrument No. 20200305-0024923 Register's Office for Davidson County, Tennessee, dated February 12, 2020 and recorded on March 05, 2020.

Being the same property conveyed to Eugene C. Wheeler, Trustee of "The Eugene C. Wheeler 2016 Trust," dated February 29, 2016 by Warranty deed from OII Property, LP, a Tennessee limited partnership of record in Instrument No. 20211102-0146569 Register's Office for Davidson County, Tennessee, dated November 01, 2021 and recorded on November 02, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 700 1st Avenue North, Unit 504, Nashville, TN 37201, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of December, 2022.

The Eugene C. Wheeler 2016 Trust dated February 29, 2016

By: Eugene C. Wheeler Trustee
Eugene C. Wheeler, Trustee

STATE OF ~~GEORGIA~~ FLORIDA
COUNTY OF HILLSBOROUGH

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eugene C. Wheeler, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Eugene C. Wheeler 2016 Trust dated February 29, 2016, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 1st day of December, 2022.

Charmaine Lyn Walker
Notary Public

My Commission Expires: 07/30/2024

CHARMAINE LYN WALKER
Notary Public - State of Florida
Commission # HH 26150
My Comm. Expires Jul 30, 2024

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 December 5, 2022 (date of document).

Affiant Signature

December 5, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023