THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch# 959569 DEEDWARR
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Fees: $22.00 Taxes: $0.00
20230110-0002075

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The Ronald J. Saline and Erica P. Saline Trust 3059 Woodhams Avenue Portage, MI 49002	Same	093-06-1M-045.00

KNOW ALL MEN BY THESE PRESENTS that we, RONALD J. SALINE and ERICA SALINE, husband and wife, hereinafter "Grantors", hereby transfer and convey unto RONALD J. SALINE AND ERICA P. SALINE, TRUSTEES OF THE RONALD J. SALINE AND ERICA P. SALINE TRUST DATED FEBRUARY 3, 2020, as amended, hereinafter "Grantees", their successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3302 of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium, of record in Instrument #20171218-0128946, and amended in Instrument #20181009-0099878, Register's Office for said County, 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 in Instrument #20171218-0128945, said Register's Office. Reference is hereby made to 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 recorded as Exhibit D to the Declaration Establishing 505 High Rise Condominium, for a more completed identification and description of the Unit.

Being the same property conveyed to Ronald J. Saline and Erica Saline, husband and wife, by deed from Tara M. Duchnys of record in Instrument No. 20211216-0166750, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This improved property is known as 515 Church Street, Unit 3302, Nashville, Tennessee 37219.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 15th day of December, 2022.

GRANTORS:

Ronald J. Saline

RONALD J. SALINE

Erica Saline

ERICA SALINE

STATE OF MICHIGAN)
COUNTY OF KALAMAZOO)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Ronald J. Saline and wife, Erica Saline, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of December, 2022.

Michele Guyman, Notary Public
State of Michigan, County of Van Buren
My Commission Expires: October 4, 2024
Acting in the County of Kalamazoo

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(a)(1)(C). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(a)(1)(E).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry 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 15, 2022 (date of document).

Andrea P. Perry
Affiant Signature

1/5/2023
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5 day of January, 2023

Michelle Gooden
Notary's Signature

My Commission Expires: 9/7/24.

