Karen Johnson Davidson County
Batch# 974933 DEEDWARR
02/28/2023 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $5,457.50
20230228-0014050

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 04/22/26
(AFFIX SEAL)

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P23-5622-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Micheal J. Burt	New owner	093061M07700CO
(NAME)	(NAME)	
515 Church Street, Unit 3506		
(ADDRESS)	(ADDRESS)	
Nashville TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Four Hundred Seventy-Five Thousand And No/100 Dollars ($1,475,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JEFF J. GLOWACKI, TRUSTEE, AND LISA F. GLOWACKI, TRUSTEE, THE TRUSTEES OF GLOWACKI TENNESSEE COMMUNITY PROPERTY TRUST U/A/D MARCH 7, 2018, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHEAL J. BURT, A MARRIED MAN, 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:

Unit No. 3506, of 505 High Rise Condominium (the "Units") described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946 and amended in Instrument No. 20181009-0099878 and amended in Instrument No. 20191016-0106180 and amended in Instrument No. 20210302-0027008, 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 Units.

Being the same property conveyed to JEFF J. GLOWACKI, TRUSTEE, AND LISA GLOWACKI, TRUSTEE, THE TRUSTEES OF GLOWACKI TENNESSEE COMMUNITY PROPERTY TRUST U/A/D MARCH 7, 2018, by deed from 505 PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190318-0024396, dated March 15, 2019, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 515 Church Street, Unit 3506, Nashville, TN 37219
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors 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.

Witness our hands this 27th day of February, 2023.

Glowacki Tennessee Community Property Trust u/a/d March 7, 2018

BY: _____, Trustee
Jeff J. Glowacki, Trustee

BY: _____, Trustee
Lisa F. Glowacki, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeff J. Glowacki and Lisa F. Glowacki,** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **Glowacki Tennessee Community Trust u/a/d March 7, 2018,** the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Gordon Smith and Deborah Smith,** as such **Trustees.** Witness my hand and official seal this the _____ day of February, 2023.

My Commission expires Jan 8 2024

_____
Notary Public

P. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Katelyn Seng, 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 2/27/23 (date of document).

Affiant Signature

2/28/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 28 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/22/26

NOTARY'S SEAL

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY