WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2023

Notary Public

MY COMMISSION EXPIRES

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

LR-KW-21-5511-1

Karen Johnson Davidson County
Batch# 986546 DEEDWARR
03/30/2023 09 30 38 AM 2 pgs
Fees $13 00 Taxes $1,230 25

20230330-0023053

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Keyworks, LLC	**New Owner**	
(NAME)	(NAME)	**091-02-0-316 00**
203 Point East Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(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, **JAMES N. WALLNER, MARRIED ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEYWORKS, LLC, A TENNESSEE LIMITED LIAILITY COMPANY,** 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

Land situated in Davidson County, Tennessee, being Unit 1511, as established in Declaration of Covenants, Conditions and Restrictions for The Townhomes at California and Fifty-Sixth, a horizontal property regime with private elements, of record at Instrument No 20230314-0018548, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property

Being a portion of the same property conveyed to James N Wallner by Warranty deed from Spring Huber and Tara Huber of record in Instrument No 20060310-0028260 Register's Office for Davidson County, Tennessee, dated March 06, 2006 and recorded on March 10, 2006

James N Wallner having since married Meredith Wallner joins in this conveyance to convey any interest she may have in subject property, marital or otherwise

Being also known as 5511 California Avenue, Unit 1511, Nashville, TN 37209

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5511 California Avenue, Unit 1511, Nashville, Tennessee 37209**

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 MARCH, 2023

James N. Wallner by Margaret Means, Attorney in Fact
James N. Wallner
By: Margaret Means, Attorney in Fact

Meredith Wallner by Margaret Means, Attorney in Fact
Meredith Wallner
By ~~Margaret Means~~, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further acknowledged that she is the Attorney in Fact for JAMES N WALLNER, and is authorized by JAMES N WALLNER to execute this instrument on his behalf Pursuant to Power of Attorney of Record in Instrument No 20230315-0018764, Register's Office for Davidson County, Tennessee

Witness my hand and official seal, this the 15th of March, 2023

Notary Public
My Commission Expires
(SEAL)

C.E. Bell Logan
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further acknowledged that she is the Attorney in Fact for MEREDITH WALLNER, and is authorized by MEREDITH WALLNER to execute this instrument on her behalf Pursuant to Power of Attorney of Record in Instrument No 20230315-0018765, Register's Office for Davidson County, Tennessee

Witness my hand and official seal, this the 15th of March, 2023

Notary Public
My Commission Expires
(SEAL)

C.E. Bell Logan
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212