Karen Johnson Davidson County
Batch# 992332 DEEDWARR
04/14/2023 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.10
20230414-0027543

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $1,200,028.00. Affiant Subscribed and sworn to before me, this 14th day of April, 2023. Notary Public My commission expires:

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
9175 Carothers Pkwy, Suite 110, Franklin, TN 37067

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John Powenski	John Powenski	093 06 1M 023.00
515 Church St #3108	515 Church St #3108	
Nashville, TN 37219	Nashville, TN 37219	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Stephen Schultz and Pamela Schultz, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

John Powenski, a married man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 3108, of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946 and amended in Instrument No. 20181009-0099878, Instrument No. 20191016-0106180 and 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 No. 20171218-0128945, Partial Assignment recorded in Instrument No. 20191002-010057, Partial Assignment recorded in Instrument No. 20220801-0087339 and amended in Instrument No 20220801-0087340, 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 Stephen A. Schultz and Pamela Schultz, husband and wife, by Warranty Deed from 505 Property, LLC, a Delaware limited liability company, of record in Instrument No. 20210419-0052294, in the Register's Office of Davidson County, Tennessee, dated April 14, 2021 and recorded on April 19, 2021.

Being improved property known as **515 Church St #3108, Nashville, TN 37219.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of April, 2023.

Stephen Schultz

Pamela Schultz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Stephen Schultz and Pamela Schultz, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of April, 2023.

Notary Public
My Commission Expires: May 7, 2024

Andrew Stuppe
State of Tennessee Notary Public
Davidson County

Lenders Title Company File No. 23-000006-670

SP 11/2015

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 4/14/23.

Date

Affiant Signature

4/14/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of April, 2023.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

