Karen Johnson Davidson County
Batch# 1010520 DEEDWARR
06/02/2023 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20230602-0041860

Name and Address of New Owner:
William Todd Warner and Cindy L. Warner
PO Box 37
Chapel Hill, TN 37034

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 093-06-1M-129-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Penny Guthrie, and John A. Guthrie, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William Todd Warner, married,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows to wit:

Being Unit No. 3905, of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium ofrecord 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 20171218-0128945, said Registers 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 Penny Guthrie and John Guthrie, wife and husband by Warranty Deed dated January 31, 2022 from Rey J. Black and William Whittaker, wife and husband, recorded February 23, 2022 in Instrument No. 20220223-0020296 in the Register's Office.

Being the same property conveyed to Rey J. Black and William Whittaker, wife and husband, by Warranty Deed dated May 3, 2021 from Armand H. Amritt and Jessica Kinahan, husband and wife, recorded May 5, 2021 in Instrument No. 20210505-0060438 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of May, 2023.

_____ (SEAL)
Penny Guthrie

_____ (SEAL)
John A. Guthrie

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ DYER PE

On this 31st day of May, 2023, before me personally appeared Penny Guthrie and John A. Guthrie, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of May, 2023.

Pamela A. Echols
Notary Signature
My commission expires:
02/18/2026

PAMELA A. ECHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DYER COUNTY
My Commission Expires 02-18-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $665,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
31st day of May, 2023.

_____
Notary Public
My commission expires: _____
File No. 2023-6007-RS

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 MAY 31, 2023 (date of document).

Regina Sullo
Affiant Signature

June 1, 2023
Date

State of TN
County of DAVIDSON

~~Sworn to and subscribed before me this~~ 1 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

