THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-08-584
Parcel ID: 093 06 1C 116.00

Karen Johnson Davidson County
Batch# 1041848 DEEDWARR
08/23/2023 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20230823-0065901

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Nicholas J. Burns, III 8779 4th St. Almond, WI 54909	New Owner	Map/Parcel 093 06 1C 116.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Shonam, LLC - 2202 Church St 555 LLC, Protected Series, a Tennessee Limited Liability Company,** ("Grantor") has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Nicholas J. Burns, III**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 555 Church St, Apt 2202, Nashville, TN 37219 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Real property in Davidson County, Tennessee, being Unit No. FU — 2202, together with the appurtenant interest in the common elements of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20050405-0037081, Register's Office for Davidson County, Tennessee, as amended and restated by Amended and Restated Master Deed, of record as Instrument No. 20050527-0060253, Instrument No. 20090320-0025437, and Instrument No. 20120820-0074399, said Register's Office, said Unit being depicted on the Condominium Plat attached as Exhibit C to the aforementioned Master Deed, as amended and restated.

Being a part of the same property conveyed to John Doulis and wife, Micheline K. Doulis, by Special Warranty Deed from Cumberland Penthouses, LLC, a Tennessee limited liability company, of record in Instrument No. 20060503-0051459, in the Register's Office of Davidson County, Tennessee, dated April 28, 2006 and recorded on May 03, 2006.

Being the same property conveyed to Sam A Karaman, an Unmarried Man, by Warranty Deed from John Doulis and Wife, Micheline K. Doulis, of record in Instrument No. 20211103-0147350, in the Register's Office of Davidson County, Tennessee, dated October 29, 2021 and recorded on November 03, 2021.

Being the same property conveyed to Shonam, LLC – 2202 Church St 555 LLC, Protected Series, a Tennessee series limited liability company, by Quit Cliam Deed from Sam A. Karaman, an unmarried man, of record in Instrument No. 20230123-0005211, in the Register's Office of Davidson County, Tennessee, dated January 23, 2023 and recorded on January 23, 2023.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 23rd day of August, 2023.

Shonam ~~LLC~~ - 2202 Church Street 555 Protected Series LLC

By: Sam Karaman, Sole Member
Sam Karaman, Sole Memberr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary of the state and county mentioned, personally appeared Sam Karaman, Sole Member of Shonam LLC-2202 Church Street 555 LLC, Protected Series, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Shonam LLC-2202 Church Street 555 LLC, Protected Series, the within named bargainor, a Tennessee Limited Liability Company, and that such Sam Karaman, Sole Member of Shonam LLC 2202-Church Street 555 LLC, Protected Series, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in 23rd, this 23rd day of August, 2023.

Notary Signature

Printed Name: Ashley S. Rudy

My commission expires:

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

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 pursuant to 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 660,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Holly Kay
AFFIANT

Sworn to and subscribed before me this 23rd day of August, 2023

Notary Public
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

Certificate of Authenticity

I, Holly Ray, 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 8/23/2023.

Date

Holly Ray

Affiant Signature

8/23/2023

Date

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of August, 2023.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)