Karen Johnson Davidson County
Batch# 1046719 DEEDWARR
09/06/2023 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20230906-0069994

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845580**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $950,000.00 Affiant Subscribed and sworn to before me, this 6th day of September, 2023. Notary Public My Commission Expires: 05.21.2025

WHITNEY DUBOIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/21/2025 MAURY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information: Tax Parcel ID No.
The Penthouse at Wild Dunes, LLC 415 Church Street #1701 Nashville, TN 37219	KBM Commercial Properties LLC Attn: Accounting 1550 Highway 126 Bristol TN 37620	093 06 1J 108.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cary P. Slatery, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Penthouse at Wild Dunes, LLC, a South Carolina limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit 1701, Viridian, a Condominium, as established under master deed of Record in Instrument No. 20061004-0122833 and addendum Recorded at Instrument No. 20061004-0122834 and amendments recorded in Instrument No. 20070711-0082578; Instrument No. 20100616-0046702; Instrument No. 20111006-0077592; Instrument No. 20120802-0068536; Instrument No. 20140128-0007721; as Scrivener's Affidavit recorded in Instrument No. 20140530-0046816; Further amended in Instrument No. 20171002-0100849, Instrument No. 20180510-0045059; Instrument No. 20191211-0127973; Instrument No. 20210224-0022602; Instrument No. 20210316-0034923; Instrument No. 20210504-0059486; Instrument No. 20210527-0071781; Instrument No. 20220322-0032699; Instrument No. 20220413-0042759; Instrument No. 20220601-0063430; Instrument No. 20220609-0065739 and Instrument No. 20230518-0037490, as Attorney's Certificate recorded in Instrument No. 20061004-0122836 and Transfer of Declarant Rights recorded in Instrument No. 20190819-0083016, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Cary P. Slatery, married, by Warranty Deed from Robert W. Smith and wife, Patricia Smith, of record in Instrument No. 20110107-0002321, in the Register's Office of Davidson County, Tennessee, dated January 04, 2011 and recorded on January 07, 2011.

Herbert H. Slatery, III joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Cary P. Slatery.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Viridian Condominium of record in Instrument No. 20061004-0122833, as amended by instrument(s) of record in Instrument No. 20061004-0122834;

Instrument No. 20070711-0082578; Instrument No. 20100616-0046702; Instrument No. 20111006-0077592; Instrument No. 20120802-0068536; Instrument No. 20140128-0007721; as Scrivener's Affidavit recorded in Instrument No. 20140530-0046816; Further amended in Instrument No. 20171002- 0100849, Instrument No. 20180510-0045059; Instrument No. 20191211-0127973; Instrument No. 20210224-0022602; Instrument No. 20210316-0034923; Instrument No. 20210504-0059486; Instrument No. 20210527-0071781; Instrument No. 20220322-0032699; Instrument No. 20220413- 0042759; Instrument No. 20220601-0063430; Instrument No. 20220609-0065739 and Instrument No. 20230518-0037490, as Attorney's Certificate recorded in Instrument No. 20061004-0122836 and Transfer of Declarant Rights recorded in Instrument No. 20190819-0083016; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement recorded in Instrument No. 20000815-0080915; Instrument No. 20041103-0132451; Instrument No. 20041103-0132452 and Instrument No. 20060928-0120211.

Agreement as set forth in instrument recorded in Book 2902, Page 328.

Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20040916-0111454.

Agreement and Release as set forth in instrument recorded in Instrument No. 20060928-0120212. Capitol Mall Redevelopment Project recorded in Book 7423, Page 374, Book 9208, Page 613 and Instrument No. 20050124-0008719.

Capitol Mall Redevelopment Project Plan, as set out in the Following Ordinances of the Metropolitan Council; 77-716; 82-845; 87-1695; 91-1567; 93-774; 97-755; also recorded in Book 10512, Page 464 and 98-1187 and BL2002-1033 recorded in Instrument No. 20020626-0076795, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of survey by Judy L. Judson, RLS No. 1935 with Barge Waggoner Sumner & Cannon, Inc. dated November 4, 2003, last revised September 23, 2004, File No. 8659-11.

This is improved property located at 415 Church Street #1701 Nashville TN 37219

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1ST day of September, 2023.

Cary P. Slatery

Cary P. Slatery

Herbert H. Slatery III

Herbert H. Slatery, III

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cary P. Slatery and Herbert H. Slatery, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 2023.

Notary Public
My Commission Expires: 08/31/2024

KATY D. HUMPHREY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX 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 September 1, 2023.

Date

Holly Ray

Affiant Signature

September 6, 2023

Date

State of Tennessee

County of Dickson

Sworn to and subscribed before me this 6 day of September, 2023.

Notary's Signature

My Commission Expires: 05-21-2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/21/2025
MAURY COUNTY