Karen Johnson Davidson County
Batch# 1049243 DEEDWARR
09/13/2023 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230913-0071649

20231346R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $600,000.00. Jennifer A Hoffman Affiant Subscribed and sworn to before me, this the 12th day of September, 2023. Brenda Shelby Notary Public My commission expires: _____

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-20-2024

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Sonja Usry	New Owner	**093-06-1M-158.00-CO**
501 Conway Village Blvd.		
Gonzales, LA 70737		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Greater Point Homes, LLC, a Wisconsin limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sonja Usry

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

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

Unit Nos. 4202, 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 and amended in Instrument No: 20191016-0106180 and amended in 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 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 a portion of the same property conveyed to Greater Point Homes, LLC, a Wisconsin limited liability company by Warranty Deed from 505 Property, LLC, Delaware limited liability company of record in Instrument No. 20210713-0093822 Register's Office for Davidson County, Tennessee, dated July 12, 2021 and recorded on July 13, 2021.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved (__) property known as 515 Church Street, #4202, Nashville, TN 37219.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 11 day of September, 2023:

Greater Point Homes, LLC, a Limited Liability Company

By: LouAnn Schulfer
LouAnn Schulfer, Member

By: _____
Gene Schulfer, Member

STATE OF ~~TENNESSEE~~ Wisconsin POS Palace POS	)	**LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT**
COUNTY OF ~~WILLIAMSON~~	)	

Personally appeared before me, a Notary Public of said County and State, LouAnn Schulfer and Gene Schulfer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged herself/himself to be the Members of Greater Point Homes, LLC, a Wisconsin limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 11th day of September, 2023.

My Commission Expires: 08/20/2024

_____
Notary Public

PHILLIP D SCHOBERT
Notary Public
State of Wisconsin

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 9/11/23.

Jennifer A Hoffman
AFFIANT

DATE: 9/12/23

STATE OF TENNESSEE
COUNTY OF Sumner

SWORN to and subscribed before me this 12th day of September, 2023.

NOTARY PUBLIC

My Commission Expires: 1/31/24

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024