Karen Johnson Davidson County
Batch# 1068500 DEEDWARR
11/03/2023 01:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20231103-0086309

Name and Address of New Owner:
Brian Sundberg and Kristen Sundberg
515 Church Street, Unit 3105
Nashville, TN 37219

Send Tax Statements To:
Brian Sundberg and Kristen Sundberg
515 Church Street, Unit 3105
Nashville, TN 37219

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23101483

Map and Parcel: 093 06 1M 020.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Old Town Ventura Properties, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Brian Sundberg and Kristen Sundberg, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 3105, of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record in Instrument Number 20171218-0128946 and as amended in Instrument Number 20181009-0099878, Instrument Number 20191016-0106180 and Instrument Number 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 of record in Instrument Number 20171218-0128945, Partial Assignment of record in Instrument Number 20191002-0100557 and Instrument Number 20220801-0087339 and as amended in Instrument Number 20220801-0087340 , said Register's Office. Reference is hereby made to the plat of 505 Master Condominium of record in Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominiums 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 Old Town Ventura Properties, LLC, a Tennessee limited liability company by Quitclaim Deed filed for record on September 25, 2023 in Instrument Number 20230925-0075303, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of 505 High Rise Condominium of record in and Instrument Number 20171218-0128945 and Instrument Number 20171218-0128946 and as amended in Instrument Number 20181009-0099878, Instrument Number 20191016-0106180 and Instrument Number 20210302-0027008, said Register's Office. See Partial Assignment of record in Instrument Number 20191002-0100557 and Instrument Number 20220801-0087339 and as amended in Instrument Number 20220801-0087340; Bylaws of record on Exhibit "B" of record in Instrument Number 20171218-0128945 & Instrument Number 20171218-0128946; HOA Charter of record in Instrument Number 20171213-0127265; Development Agreement of record in Instrument Number 20151203-0122108; Declaration of Covenants and Easements of record in Instrument Number 20141114-0105300 and as amended in Instrument Number

20171218-0128944; Parking Facility Lease and License Agreement of record in Instrument Number 20141114-0105301 and as amended in Instrument Number 20171218-0128943, said Register's Office. See Memorandum of Partial Assignment and Assumption of Parking Facility Lease and License Agreement of record in Instrument Number 20191002-0100554; Assignment and Assumption of Development Documents of record in Instrument Number 20151203-0122110,; Easement Agreement of record in Instrument Number 20070625-0075451; Agreement for Dedication of Pedestrian Sidewalk Easement of record in Instrument Number 20140923-0087004 and as amended in Instrument Number 20151231-0131612 and Instrument Number 20151231-0131613; Stormwater Facilities and Systems of record in Instrument Number 20150820-0084149 and Instrument Number 20170504-0044298; Drainage Easement of record in Instrument Number 20081013-0102933; Capital Mass Redevelopment Project Plan & Restrictions of record in Book 7423, page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, Instrument Number 20020626-0076795 and Instrument Number 20050124-0008719; Maintenance and Agreement of record in Instrument Number 20070919-0111878; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 515 Church Street, Unit 3105, Nashville, TN 37219

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hand this 30th day of October, 2023.

Old Town Ventura Properties, LLC

BY: _____
David Carroll, President

By: _____
James Carroll, Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, David Carroll and James Carroll, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be President and Member of Old Town Ventura Properties, LLC and that they as such President and Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as President and Member.

Witness my hand and seal this 30th of October, 2023.

_____
Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $475,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 30th day of October, 2023.

_____
Notary Public
My Commission Expires: 8-15-26

CHRISTINE VELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 10/30/23 (date of document).

Affiant Signature

11/3/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of November 2023.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3-15-2025