This instrument prepared by:
Mark W. Honeycutt II
Studio Title, Inc.
20 Music Circle East
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1084915 DEEDWARR
12/21/2023 01:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20231221-0098565

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me a notary public, this 21st day of December, 2023.

Notary Public

My commission expires: 11/6/24

LEAH HONEYCUTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

WARRANTY DEED

Name & Address of New Owner:	Send Tax Bills To:	Map/Parcel IDs:
MARTIN SHUSTER and LAURA SHUSTER 105 Leake Ave. #1003 Nashville, TN 37205	Same	116-03-0A-046.00

THIS INDENTURE, made and entered into this 21st day of **December, 2023**, by and between **ROBERT A. KENNEDY, III**, an unmarried man, party of the first part, and **MARTIN SHUSTER and LAURA SHUSTER, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of TEN DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 43E, on the Horizontal Property Regime for Royal Oaks Towers, as recorded in the Master Deed of record in Book 4710, page 901, amended in Book 4798, page 813, Instrument No. 20070124-0009971, Instrument No. 20200311-0027456 and Instrument No. 20200820-0094307 and as shown on plat of record in Plat Book 4460, page 189, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description,

together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to ROBERT A. KENNEDY, III, UNMARRIED, by deed from SUSAN SWARTZ, MARRIED, of record in Instrument No. 20200928-0111151, dated September 24, 2020 said Register's Office.

Conveyance of the above described property is subject to the following:
1)The Plan of record in Plat Book 4460, Page 189, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein;
2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Royal Oaks Towers Condominiums, of record in Book 4710, Page 901, and as amended in Book 4798, Page 813, Instrument No. 20070124-0009971, Instrument No. 20200311-0027456, and Instrument No. 20200820-0094307, and By-Laws appended thereto in Book 4710, Page 915, said Register's Office;
3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3958, Page 152, said Register's Office;
4) All matters shown on the Plan of record in Plat Book 4300, Page 201, said Register's Office;
5) Easements contained in the Deeds of record in Book 4668, Page 986, Book 4760, Page 656, and Book 5058, Page 218, said Register's Office;
6) Taxes for the current year prorated and paid by the Grantor and Grantee assumes any subsequent years not yet due and payable.

This is improved property known as **4505 Harding Pike, # 43E, Nashville, TN, 37205**.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

By: _____
ROBERT A. KENNEDY, III, as Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **ROBERT A. KENNEDY, III**, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of December, 2023.

_____
Notary Public
My commission expires: 11/6/24

LEAH HONEYCUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

Certificate of Authenticity

I, Mark Honeycutt 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 December 21, 2023.

Mark Honeycutt

12/21/23
Date

State of Tennessee)

County of Davidson)

Sworn to and subscribed before me this 21 day of December, 2023.

Notary's Signature

My Commission Expires: 11/6/24
Date

