Karen Johnson Davidson County
Batch# 1099604 DEEDQC
02/09/2024 11:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240209-0009182

Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 8th day of February, 2024.

Notary Public

My commission expires: 7/7/25

MARK LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Marc Evan Williams	**New Owner**	**093-06-1M-172.00 CO**
515 Church Street Unit 4305	**515 Church Street, Unit 4305**	
Nashville, TN 37219	**Nashville, TN 37219**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, KARMA NASHVILLE, LLC, a Florida limited liability company, herein called "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto MARC EVAN WILLIAMS, herein called "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 4305 of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record in Instrument No. 20171218-0128946, as amended in Instrument No. 20181009-0099878, Register's Office of 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 in Instrument No. 20171218-0128945, said Register's Office. Reference is hereby made to the plat of 505 High Rise 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 the same property conveyed to Karma Nashville, LLC, a Florida limited liability company, by Warranty Deed from 505 Property, LLC, a Delaware limited liability company, dated 4/8/19 of record in Instrument No. 20190409-0032141, Register's Office of Davidson County, Tennessee..

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

By way of recital, this is improved property bearing the street address of 515 Church Street, Unit 4305, Nashville, TN 37219.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 7th day of February, 2024.

KARMA NASHVILLE, LLC

BY: _____
MARC EVAN WILLIAMS
ITS: SOLE MEMBER and MANAGER

STATE OF Florida
COUNTY OF Collier

Personally appeared before me, a Notary Public of said County and State, the within named Marc Evan Williams, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that heis the Sole Member and Manager of Karma Nashville, LLC, a Florida limited liability company, and that he is authorized by Karma Nashville, LLC to execute this document on its behalf.

Witness my hand and official seal at office this 7th day of February, 2024.

_____
Notary Public

My Commission Expires: October 28, 2027

STEPHANIE BENSON
MY COMMISSION # HH 444935
EXPIRES: October 28, 2027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/7/2024 (date of document).

Jennifer Russell
Affiant Signature

2/9/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9 day of February 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

