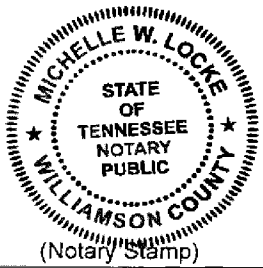
Karen Johnson Davidson County
Batch# 1100065 DEEDWARR
02/12/2024 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20240212-0009624



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Keith H Solomon
Affiant

Subscribed and sworn to before me, this 9th day of February, 2024.

Michelle W Locke
Notary Public

My commission expires: 9/14/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company, LLC
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Thomas D. Keenum, Jr.	New owner	082-09-0R-005.00CO
417 Monroe Street		
Nashville, TN 37208-2731		

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, we,

Donald E. Christenson and wife, Cheryl L. Christenson

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Thomas D. Keenum, Jr.

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 5 of Luxus Germantown (formerly known as Monroe), a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Monroe of record in Instrument Number 20070117-0007050, as amended by First Amendment in Instrument No. 20130410-0035550, as further amended to change the name from Monroe to Luxus Germantown by Second Amendment in Instrument No. 20130506-0045444, as further amended by Third Amendment in Instrument No. 20140919-0086380, and further amended by Fourth Amendment approved and adopted by Resolution of Luxus Germantown Association, Inc. in Instrument No. 20170921-0096992, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit "A" to the Second Amendment to the Master Deed; together with a percentage interest in the common elements as set forth in Exhibit A-1 to the Third Amendment to the Master Deed.

Being the same property conveyed to Donald E. Christenson and wife, Cheryl L. Christenson by Warranty Deed from Bryan Stunkel and wife, Rosemary Stunkel of record in Instrument No. 20160831-0091684, Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on August 31, 2016.

This is ☐ improved property known as **417 Monroe Street, Nashville, TN 37208-2731.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 9th day of February, 2024.

Donald E. Christenson

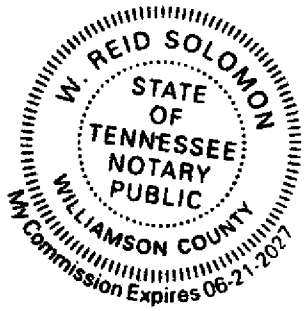
Cheryl L. Christenson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Donald E. Christenson and Cheryl L. Christenson, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of February, 2024.

Notary Public
My Commission Expires: _____



Lenders Title Company File No. 24-001756-525

SP 11/2015

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 2/9/24 (date of document).

Michelle W. Kendig
Affiant Signature

2/12/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of February, 2024.

Brad Krivensky
Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

