WARRANTY DEED

Karen Johnson Davidson County
Batch# 1129981 DEEDWARR
05/02/2024 09:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,683.50
20240502-0032072

DM-F&C-24-515-3014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp 11-15-2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Kate Bridget Murnane	New Owner	
(NAME)	(NAME)	**093-06-1M-015.00-CO**
515 Church Street #3014		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JOHN SOTIRIOS IKONOMIDIS AND KRYSTAL IKONOMIDIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATE BRIDGET MURNANE, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, State of Tennessee, being Unit No. 3014 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. 81000099878, 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 the same property conveyed to John S. Ikonomidis, a married man by Warranty deed from 505 Property, LLC, a Delaware limited liability company of record in Instrument No. 20190417-0035101 Register's Office for Davidson County, Tennessee, dated April 09, 2019 and recorded on April 17, 2019. (Value of consideration shown in aforementioned deed $350,000.00.)

Being the same property conveyed to John S. Ikonomidis and Krystal R. Ikonomidis by Quitclaim deed from John S. Ikonomidis, a married man of record in Instrument No. 20190422-0036120 Register's Office for Davidson County, Tennessee, dated April 16, 2019 and recorded on April 22, 2019. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to John Sotirios Ikonomidis aka John S. Ikonomidis and Krystal Ikonomidis, ,husband and wife, by Quitclaim Deed from John S. Ikonomidis, a married man dated May 20, 2020 and recorded June 15, 2020 in Instrument No. 20200615-0060812, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- The premises herein insured is a condominium apartment established pursuant to 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 the 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 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 505 High Rise Condominium, of record in

Instrument No. 20171218-0128946 and Instrument No. 201810090099878 Register's Office for Davidson County, Tennessee.

• The premises herein insured is a condominium apartment established pursuant to 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 the 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 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 505 Master Condominium, of record in Instrument No. 20171218-0128945, Register's Office for Davidson County, Tennessee.

• Charter for 505 Master Association of record in Instrument No. 20171213-0127264, in the Register's Office for Davidson County, Tennessee.

• Charter for 505 High Rise Condominium Association of record in Instrument No. 20171213-0127265, in the Register's Office for Davidson County, Tennessee.

• Easement Agreement of record in Instrument No. 20070625-0075451, in the Register's Office for Davidson County, Tennessee.

• Agreement for Dedication of Right of Way & Pedestrian Sidewalk Agreement of record in Instrument No. 20151231-0131613, in the Register's Office for Davidson County, Tennessee.

• Stormwater Facilities & Systems of record in Instrument No. 20150820-0084149 and Instrument No. 20170504-0044298, in the Register's Office for Davidson County, Tennessee.

• Capital Mall Redevelopment Project Plan & Restrictions of record in Book 7423, Page 374, Book 8421, Page 587, Book 9208, Page 613, Book 10512, Page 464, Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, in the Register's Office for Davidson County, Tennessee.

• Assignment & Assumption of Development Documents of record in Instrument No. 20151203-0122110, in the Register's Office for Davidson County, Tennessee.

• Memorandum of Development Agreement of record in Instrument No. 20151203-0122108, in the Register's Office for Davidson County, Tennessee.

• Agreement for Dedication of Pedestrian Sidewalk Easement of record in Instrument No. 20140923-0087004, as amended in Instrument No. 20151231-0131612, in the Register's Office for Davidson County, Tennessee.

• Memorandum of Parking Lease & License of record in Instrument No. 20141114-0105301, as amended in Instrument No. 20171218-0128943, in the Register's Office for Davidson County, Tennessee.

• Declaration of Covenants & Easements (Fifth & Church Parking Garage) of record in Instrument No. 20141114-0105300, as amended in Instrument No. 20171218-0128944, in the Register's Office for Davidson County, Tennessee.

• Drainage Easement of record in Instrument No. 20081013-0102933 and Maintenance Agreement of record in Instrument No. 20070919-0111878, in the Register's Office for Davidson County, Tennessee.

• Second amendment to Declaration Establishing 505 High Rise condominium of record in Instrument Number 20191016-0106180, in the Register's Office for Davidson County, Tennessee.

• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

• Subject to rights of others in and to the common areas and/or elements.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **515 Church Street #3014, Nashville, Tennessee 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 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 hand(s) this the 26 DAY OF APRIL, 2024.

John Sotirios Ikonomidis by Margaret Means as Attorney-in-Fact

John Sotirios Ikonomidis aka John S. Ikonomidis by Margaret Means as Attorney-in-Fact

Krystal Ikonomidis by Margaret Means as Attorney-in-Fact

Krystal Ikonomidis by Margaret Means as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JOHN SOTIRIOS IKONOMIDIS AND KRYSTAL IKONOMIDIS, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN SOTIRIOS IKONOMIDIS AND KRYSTAL IKONOMIDIS.

Witness my hand and official seal, this the 26th of April, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 4/26/2024.

Affiant Signature – Joshua A. Terry

5/1/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/1/2024

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27