Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-FCR-24-515-3810

Karen Johnson
Batch # 1178188
09/05/2024 12:31:57 PM
Fees: $13.00 Taxes: $2,944.83

Davidson County
DEEDWARR
2 pgs

20240905-0068393

Prepared By ~~& Return To:~~
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-24-3907

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of August, 2024

Notary Public

Commission Expires:

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mary Elizabeth Spica and Daniel Malcolm Spica 515 Church Street #3810 Nashville, TN 37219	Mortgage Investors Group 8320 E Walker Springs Ln #200 Knoxville, TN 37923	093-06-1M-123.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Anthony W. Taparo and Melissa J. Taparo, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Elizabeth Spica and Daniel Malcolm Spica, 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:

Land in Davidson County, State of Tennessee, being Unit No. 3810 of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946 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 Anthony W. Taparo and Melissa J. Taparo, husband and wife by Warranty Deed from 505 Property, LLC, a Delaware limited liability company of record in Instrument No. 20180514-0045795 Register's Office for Davidson County, Tennessee, dated May 11, 2018 and recorded on May 14, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 515 Church Street #3810, 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 so 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 representatives, 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.

Dated this the 28th day of August, 2024.

Anthony W. Taparo

Melissa J. Taparo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of August, 2024, before me personally appeared Anthony W. Taparo and Melissa J. Taparo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2024.

Notary Signature
My commission expires: 2/17/27

