This instrument prepared by:
Icon Title, LLC
450 Saint Andrews Drive
Murfreesboro, TN 37128
File Number: 12-4172-AJ

Karen Johnson Davidson County
Batch# 1179002 DEEDWARR
09/09/2024 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20240909-0068879

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of September, 2024.

Notary Public
My Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher J. Wild 515 Church St #3902 Nashville, TN 37219	New Owner	093 06 1M 126.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kathryne Burks, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher J. Wild**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 3902 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(s). 20181009-0099878; 20191016-0106180 and 20210302-0027008, 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 No. 20171218-0128945 as amended in Instrument No. 20220801-0087340 and a Partial Assignment of Declarant Rights recorded in Instrument No(s). 20191002-0100557 and 20220801-0087339, 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 Kathryne Yates Burks, by Warranty Deed from 505 Property, LLC, Delaware limited liability company, of record in Instrument No. 20191030-0111211, in the Register's Office of Davidson County, Tennessee, dated October 29, 2019 and recorded on October 30, 2019.

This is ☑ improved or ☐ unimproved property located at: **515 Church Street, #3902, Nashville, TN 37219**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever 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, Grantor has executed this instrument on this 5th day of September, 2024.

GRANTOR:

Kathryne Burks

Kathryne Burks

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathryne Burks, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of September, 2024.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 09/05/2024.

Affiant Signature

09/06/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 09/06/2024.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY