WARRANTY DEED

Karen Johnson Davidson County
Batch# 1196478 DEEDWARR
10/22/2024 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $5,642.50
20241022-0081901

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF OCTOBER, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

MST 2024-1529

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brook P. Barzyk and Tisha C. Barzyk	Pinnacle Bank, a Tennessee Bank	093 06 1M 081.00-CO
(NAME)	(NAME)	
515 Church Street Unit 3510	150 3rd Ave South, Ste. 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Eric V. Lineiro, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brook P. Barzyk and Tisha C. Barzyk, husband and wife,** 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:

Unit No. 3510, of 505 High Rise Condominium (the "Units") described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946 and amended in Instrument No. 20181009-0099878, 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 Units.

Being the same property conveyed to Eric Volz by Deed from 505 Property, LLC, a Delaware limited liability company of record in Instrument No. 20180423-0037825, Register's Office for Davidson County, Tennessee.

AND

Being property conveyed to Eric V Lineiro, unmarried, by Quitclaim Deed of Eric Volz dated 01/31/2022 and recorded in Instrument No. 20220207-0013648, said Register's Office.

18. **Subject to:** This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or

supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2024, a lien due and payable. Matters shown on the Plan of record as Instrument No. 20140926-0089008, said Register's Office. 505 Master Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20171218-0128945, and amended as Instrument No. 20220801-0087340, said Register's Office. Partial Assignment of Declarant Rights of record as Instrument Nos. 20191002-0100557 and 20220801-0087339, said Register's Office. 505 High Rise Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20171218-0128946, and amended as Instrument Nos. 20181009-0099878, 20191016-0106180, and 20210302-0027008, said Register's Office. Declaration of Covenants and Easements of record as Instrument No. 20141114-0105300 , and amended as Instrument No. 20171218-0128944, said Register's Office. Assignment and Assumption of Development Documents of record as Instrument No. 20151203-0122110, said Register's Office. Capitol Mall Redevelopment Project Plan and Restrictions, as provided in Metropolitan County Council Ordinances 77-716, 82-845, 87-1695, 91-1567, 93-774, 97-755, 98-1187, BL 2002-1033 and BL 2004-424, and as recorded in Book 7423, page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, as Instrument No. 20020626-0076795, and as Instrument No. 20050124-0008719, Register's Office of Davidson County, Tennessee. Agreement for Dedication of Pedestrian Sidewalk Easement of record as Instrument No. 20140923-0087004, and amended as Instrument No. 20151231-0131612, said Register's Office. Agreement for Dedication of Pedestrian Sidewalk Easement of record as Instrument No. 20151231-0131613, said Register's Office. Declaration of Covenants and Easements of record as Instrument No. 20141114-0105300, and amended as Instrument No. 20171218-0128944, said Register's Office. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20150820-0084149, said Register's Office. Memorandum of Parking Lease and License of record as Instrument No. 20141114-0105301, and amended as Instrument No. 20171218-0128943, and Instrument No. 20241004-0077363, said Register's Office. Memorandum of Partial Assignment and Assumption of Parking Facility Lease and License Agreement of record as Instrument No. 20191002-0100554, and as Instrument No. 20241004-0077364, said Register's Office. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record as Instrument No. 20170504-0044298, said Register's Office.

This property, known as 515 Church Street #3510, Nashville, TN 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 18th DAY OF OCTOBER, 2024.

Eric V. Lineiro

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Eric V. Lineiro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of October, 2024.

Notary Public

My commission expires: 3-23-27

(SEAL)

Notary Public Tennessee Williamson County

Certificate of Authenticity

I, Celia Stewart Rouse, 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 10/18/24.

Date

Celia Stewart Rouse

Affiant Signature

10/18/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 18th day of October, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY