WARRANTY DEED

Karen Johnson Davidson County
Batch # 1221983 DEEDWARR
12/31/2024 11 58 29 AM 2 pgs
Fees $13 00 Taxes $1,399 62

20241231-0101517

W-BM-24-515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,275 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 3/8/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03/8/2028

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)
Sean and Keri Ross Family Trust, dated May 17, 2018	**NEW OWNER**	
(NAME)	(NAME)	**093-06-1M-060.00-CO**
7051 Hwy 70 S, #344		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **ADAM FRANCIS HARRIS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN AND KERI ROSS FAMILY TRUST, DATED MAY 17, 2018,** 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

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Unit No 3403 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 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 Unit

Being the same property conveyed to Adam Francis Harris, a single man by Warranty Deed from Steven L. Silas of record in Instrument No 20220103-0000388 Register's Office for Davidson County, Tennessee, dated December 22, 2021 and recorded on January 03, 2022

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years
- Covenants, Conditions and Restrictions of record in Instrument No 20171218-0128945, amended in Instrument No 20220801-0087340, Partial Assignment of Declaration of Rights in Instrument No. 20220801-0087339, 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
- Covenants, Conditions and Restrictions of record in Instrument No 20171218-0128946 and Instrument No 20181009-0099878, Instrument No 20191016-0106180, and Instrument No 20210302-0027008, 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
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **515 Church St #3403, 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 30th DAY OF DECEMBER, 2024

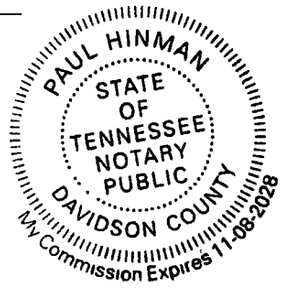
Adam Francis Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of December, 2024

Notary Public
My Commission Expires _____
(SEAL)



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