This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-4906-AJ

Karen Johnson Davidson County
Batch# 1226725 DEEDWARR
01/16/2025 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20250116-0003375

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of January, 2025.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Scott Modell and Mary Modell 209 Key Court Brentwood, TN 37029	Legends Bank 2120 Wilma Rudolph Boulevard Clarksville, TN 37040	093 06 1M 093.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Gregory G. Reese and Cynthia G. Reese, husband and wife (individually and/or collectively, "Grantor"), transfer and convey unto Scott Modell and Mary Modell, husband and wife (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Unit No. 3608 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, Instrument No. 20191016-0106180 and Instrument No. 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 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 a part of the same property conveyed to Gregory Glen Reese and Cynthia G. Reese husband and wife, by Warranty Deed from 505 Property, LLC, a Delaware limited liability company, of record in Instrument No. 20181205-0118520, in the Register's Office of Davidson County, Tennessee, dated December 04, 2018 and recorded on December 05, 2018.

This is improved property located at: **515 Church Street, #3608, Nashville, TN 37219**

This conveyance is made subject to 1) property taxes for the year 2025 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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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 9th day of January, 2025.

GRANTOR:

Gregory G. Reese

Cynthia G. Reese

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gregory G. Reese and Cynthia G. Reese, 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 9th day of January, 2025.

Notary Public
My Commission expires: 3-2-27

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 1/10/25 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1/10/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th **day of** January, **2025.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

