This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-5012-AJ

STATE OF TENNESSEE
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1236225 DEEDWARR
02/11/2025 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20250211-0010245

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of February, 2025.

Notary Public
My Commission Expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shawn Lee Loehr and Kamie Lee Loehr 312 Mayfield Station Brentwood, TN 37027	Legends Bank 2120 Wilma Rudolph Boulevard Clarksville, TN 37040	093 06 1M 031.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Scott Modell and Mary Modell, husband and wife (individually and/or collectively, "Grantor"), transfer and convey unto Shawn Lee Loehr and Kamie Lee Loehr, 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:

Unit No. 3202, 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 No. 20171218-0128945 and Partial Assignment record in Instrument No. 20191002-0100557 and Instrument No. 20220801-0087339 and amended in Instrument No. 20220801-0087340, 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 Scott Modell and Mary Modell, husband and wife, by Warranty Deed from 505 Property, LLC, a Delaware limited liability, of record in Instrument No. 20190610-0055012, in the Register's Office of Davidson County, Tennessee, dated June 07, 2019 and recorded on June 10, 2019.

This is improved property located at: **515 Church Street, Unit 3202, 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 7th day of February, 2025.

GRANTOR:

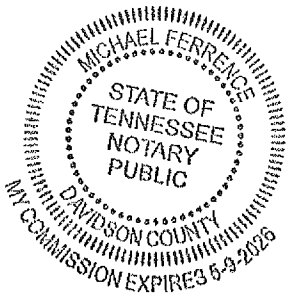
Scott Modell

Mary Modell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Scott Modell and Mary Modell, 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 7th day of February, 2025.



Notary Public
My Commission expires: 5-9-26

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 02/07/2025.

Affiant Signature

02/11/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 02/11/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY