RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-31405-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1292447 DEEDWARR
07/01/2025 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20250701-0051927

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2025.

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 26, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Moffitt and Kari Moffit 515 Church St. #3309 Nashville, TN 37219	Same address as new owner	093-06-1M-052-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars ($535,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GEORGE GIRJEL AND IRINA GIRJEL, CO-TRUSTEES OF THE GIRJEL TRUST U/A/D DATED JANUARY 19, 2018**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SEAN MOFFITT AND KARI MOFFIT, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 3309 of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record in Instrument #20171218-0128946, amended in Instrument #20181009-099878, in Instrument #20191016-0106180, and in Instrument #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 said Declaration. Reference is hereby made to the Plat of 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 in Exhibit D of said Declaration, for a more complete identification and description of the Unit.

Being the same property conveyed to George Girjel and Irina Girjel, as Co-Trustees of the Girjel Trust U/A/D January 19, 2018, from Shot of Paradise, LLC, by Quitclaim Deed dated August 11, 2023 and recorded August 17, 2023 in Instrument #20230817-0064327, said Register's Office.

Being the same property conveyed to Shot of Paradise, LLC, from Georgiy Girjel and Irina Girjel, husband and wife, by Quitclaim Deed dated February 22, 2019 and recorded February 27, 2019 in Instrument #20190227-0017909, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 515 Church Street, #3309, Nashville, TN 37219.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 27th day of June, 2025

GRANTOR(S)

the Girjel Trust U/A/D dated January 19, 2018

By:_____
George Girjel, Co-Trustee

By:_____
Irina Girjel, Co-Trustee

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared George Girjel and Irina Girjel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Co-Trustees of the Girjel Trust U/A/D dated January 19, 2018, the within named bargainor, and that they as such Co-Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Co-Trustees.

WITNESS my hand and seal, this the 27th day of June 2025.

_____
Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: September 28, 2028

HELEN T. PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/27/25 (date of document).

Jennifer L. Pennell

7/1/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 7/1, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal