Karen Johnson Davidson County
Batch# 1298087 DEEDWARR
07/16/2025 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20250716-0056043

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 250651405**

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $445,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2025.

Notary Public
My Commission Expires: _____

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Arron Geatches<br>5620 SE 9th St.<br>Ocala, FL 34480 | New Owner | Tax Parcel ID No.<br>093 06 1M 076.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shawn Johnson and Rabon Ward Johnson, Sr., tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Arron Geatches,** an unmarried man, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 3505 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 Nos. 20181009-0099878, 20191016-0106180 and 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, as 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 Shawn Johnson and Rabon Ward Johnson, Sr., tenants in common, by Warranty Deed from Jackie Lynn Crabtree, Trustee of Jackie Lynn Crabtree Revocable Trust, of record in Instrument No. 20210713-0093984, in the Register's Office of Davidson County, Tennessee, dated July 06, 2021, and recorded on July 13, 2021.

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 record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 505 CST, RESUBDIVISION OF LOT 90 AND PART OF LOT 91 ON THE PLAN OF THE ORIGINAL TOWN OF NASHVILLE (NOT OF RECORD) AND THE PLAT OF THE JACKSON ESTATE PROPERTY BEING PART OF LOTS 90 AND 91 ON THE ORIGINAL PLAN OF NASHVILLE, as recorded in Instrument No. 20140926-0089008.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 505 MASTER CONDOMINIUM of record in Instrument No. 20171218-0128945, as amended in Instrument No. 20220801-0087340 and Partial Assignment of Declarant Rights under Declaration recorded in Instrument Nos. 20191002-0100557 and 20220801-0087339; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master

Deed establishing 505 HIGH RISE CONDOMINIUM of record in Instrument No. 20171218-0128946, as amended in Instrument Nos. 20181009-0099878, 20191016-0106180 and 20210302-0027008; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Capitol Mall Redevelopment Project Plan and Restrictions recorded in Book 7423, Page 374; Book 8421, Page 587; Book 9208, Page 613, as amended in Book 10512, Page 464, Instrument Nos. 20020626-0076795 and 20050124-0008719.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants and Easements recorded in Instrument No. 20141114-0105300, as amended in Instrument No. 20171218-0128944 and Assignment and Assumption of Development Documents recorded in Instrument No. 20151203-0122110.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Nos. 20150820-0084149 and 20170504-0044298.

Easement recorded in Instrument No. 20070625-0075451.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070919-0111878.

Easement for Dedication of Pedestrian Sidewalk, recorded in Instrument No. 20140923-0087004, as amended in Instrument No. 20151231-0131612.

Easement for Dedication of Right-of-Way and Pedestrian Sidewalk, recorded in Instrument No. 20151231-0131613.

Memorandum of Development Agreement as set forth in instrument recorded in Instrument No. 20151203-0122108.

Charter for 505 Master Condominium Association, Inc. in Instrument No. 20171213-0127264.

Charter for 505 High Rise Condominium Association, Inc. in Instrument No. 20171213-0127265.

Memorandum of Parking Lease and License recorded in Instrument No. 20141114-0105301, as affected by Assignment and Assumption of Development Documents in Instrument No. 20151203-0122110, as amended in Instrument No. 20171218-0128943.

Common Open Space Deed recorded in Instrument No. 20171218-0128947.

This is improved property located at 515 Church Street #3505 Nashville TN 37219

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of July, 2025.

Shawn Johnson

Rabon Ward Johnson, Sr.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shawn Johnson and Rabon Ward Johnson, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2025.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Certificate of Authenticity

I, Alli Pinkston, 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 **July 15, 2025**.

Date

Alli P

Affiant Signature

**7/16/25**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County