PROPERTY OWNER:
Thomas A. Sendek
600 E. Trinity Lane, #204
Nashville,, Tennessee 37207

THIS INSTRUMENT PREPARED BY:
JAMES REED BROWN, ATTORNEY
8500 HIGHWAY 111, SUITE 100
BYRDSTOWN, TN 38549

PERSON OR AGENCY
RESPONSIBLE FOR
PAYMENT OF TAXES:
SAME AS LISTED ABOVE

Karen Johnson
Batch # 1321598
09/12/2025 04 02 14 PM
Fees $23 00 Taxes $993 45

Davidson County
DEEDWARR
4 pgs

20250912-0073123

WARRANTY DEED

This indenture made and entered into on this the 28th day of **AUGUST, 2025**, by and between

ZACHARY SCOTT CONNER, a married man, and CHRISTOPHER MICHAEL ASBERRY, an unmarried man

hereinafter referred to as the GRANTORS, and

THOMAS A. SENDEK

hereinafter referred to as the GRANTEE.

WITNESS, that for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEE, his heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in Davidson County, Tennessee, being Unit No. 204A, together with the appurtenant interest in the common elements of High View Flats, a horizontal property regime established by Declaration of record as Instrument No. 20201216-0148644, and amended as Instrument Nos. 20210204-0016515, 20220105-0002261, 20230406-0025207 (Third Amendment), and 20230614-0045438, Register's Office for Davidson County, Tennessee, said Unit being depicted on the High View Flats, Building A & B: Level 2 Unit Plat attached as Exhibit "B" to said Third Amendment to Declaration.

Being the same property conveyed to Zachary Scott Conner, a married man, and Christopher Michael Asberry, an unmarried man, by deed from Highview Flats, LLC, a Tennessee limited

liability company, of record in Instrument No. 20230705-0051225, dated June 30, 2023, said Register's Office.

Tax Map 072-05-00-041.00 CO

Subject to the Master Declaration of Covenants, Conditions, Liens, Easements, and Restrictions, including, but not limited to, easements, assessments, special assessments, charges, and liens, contained in an instrument of record as Instrument No. 20200922-0108662, said Register's Office.

Subject to High View Flats-Declaration of Covenants, Conditions, Liens, Easements, and Restrictions, including, but not limited to, easements, assessments, special assessments, charges, and liens, contained in an instrument of record as Instrument No. 20201216-0148644, and amended as Instrument Nos. 20210204-0016515, 20220105-0002261, 20230406-0025207, and 20230614-0045438, said Register's Office.

Subject to Easements set forth in deed of record in Book 4103, Page 745, said Register's Office.

Subject to an Agreement for Dedication of Easement of record in Book 5559, Page 569, said Register's Office.

Subject to a Permanent Easement and Right of Way of record in Book 8463, Page 305, said Register's Office.

Subject to the Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20200910-0103453, said Register's Office.

Subject to an Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains, and Appurtenances of record as Instrument No. 20201102-0127506 and as Instrument No. 20210209-0018510, said Register's Office.

Subject to a Grant of Easement of record as Instrument No. 20210526-0071168, said Register's Office.

Subject to an Agreement for Dedication of Public Right of Way of record as Instrument No, 20201117-0135238, said Register's Office.

Subject to the rights of others in and to party walls.

The within described property is not, and has never been, the marital residence of Grantor Zachary Scott Conner and spouse.

The property address is 600 East Trinity Lane, Unit 204 A, Nashville, TN 37207.

The preparer of this deed makes no representation as to the status of the title to the property described herein, unless a separate title opinion has been issued.

This deed was prepared from information furnished by the grantors

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS my hand on this the day and date first above written.

GRANTORS:

ZACHARY SCOTT CONNER

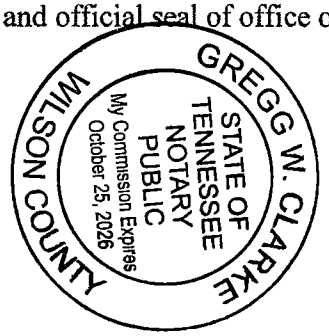
CHRISTOPHER MICHAEL ASBERRY

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **ZACHARY SCOTT CONNER,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office on this the 28 day of **AUGUST, 2025.**



Commission Expires:

NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **CHRISTOPHER MICHAEL ASBERRY**, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office on this the 29 day of **AUGUST, 2025.**

Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

NOTARY PUBLIC

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$268,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 29 day of **AUGUST, 2025.**

Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

NOTARY PUBLIC