WARRANTY DEED

Karen Johnson Davidson County
Batch # 1424861 DEEDWARR
05/26/2026 09:55:37 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20260526-0047375

DM-F&C-26-515-4102

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES FEBRUARY 02, 2030

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Henry Hager	**American Airlines Federal Credit Union**	
(NAME)	(NAME)	
515 Church Street #4102	**MD 2100 PO Box 619001**	**093-06-1M-148.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	**DFW Airport, TX 75261-9001**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN COLLINS CURRY, UNMARRIED AND SAXON CURRY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HENRY HAGER, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Unit No. 4102, 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 and amended in Instrument No. 20191016-0106180 and amended in Instrument No. 20210302-0027008, Register' s Office for Davidson County, Tennessee, 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 Unit.

Being the same property conveyed to Susan Collins Curry and Saxon Curry, tenants in common by Warranty Deed from 505 Property, LLC, a Delaware limited liability company of record in Instrument No. 20210511-0063139 Register's Office for Davidson County, Tennessee, dated May 07, 2021 and recorded on May 11, 2021.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20171218-0128945, amended in Instrument No. 20220801-0087340, Partial Assignment of Declaration of Rights in Instrument No. 20220801-0087339,and Partial Assignment of Declarant Rights as of record in Instrument No. 20191002-0100557 and Instrument No. 20130903-0092714, Instrument No. 20130903-0092715, and Instrument No. 20140410-0030060, Instrument No. 20140926-0089008, and Instrument No. 20141114-0105302 Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20171218-0128946 and Instrument No. 20181009-0099878, Instrument No. 20191016-0106180, and Instrument No. 20210302-0027008, Register's Office for Davidson County, Tennessee.
- Charter for 505 Master Association of record in Instrument No. 20171213-0127264, in the Register's Office for Davidson County, Tennessee.
- Charter for 505 High Rise Condominium Association of record in Instrument No. 20171213-0127265, in the Register's Office for Davidson County, Tennessee.
- Declaration of Covenants & Easements (Fifth & Church Parking Garage) in Favor of Metropolitan Development and Housing Agency, a Public Body Corporate and politic organized under the Tennessee Housing Authorities Law of record in Instrument No. 20141114-0105300, as amended in Instrument No.

20171218-0128944, in the Register's Office for Davidson County, Tennessee.
• Maintenance Agreement of record in Instrument No. 20070919-0111878, in the Register's Office for Davidson County, Tennessee.
• Easement Agreement in the Favor of Signature Holdings, LLC,a Tennessee Limited Liability Company of record in Instrument No. 20070625-0075451, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Right of Way & Pedestrian Sidewalk Agreement of record in Instrument No. 20151231-0131613, in the Register's Office for Davidson County, Tennessee.
• Stormwater Facilities & Systems of record in Instrument No. 20150820-0084149 and Instrument No. 20170504-0044298, in the Register's Office for Davidson County, Tennessee.
• Capital Mall Redevelopment Project Plan & Restrictions of record in Book 7423, Page 374, Book 8421, Page 587, Book 9208, Page 613, Book 10512, Page 464, Book 7631, Page 606 Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, in the Register's Office for Davidson County, Tennessee.
• Assignment & Assumption of Development Documents of record in Instrument No. 20151203-0122110, in the Register's Office for Davidson County, Tennessee.
• Memorandum of Development Agreement in Favor of Metropolitan Development and Housing Agency, a Public Body Corporate and politic organized under the Tennessee Housing Authorities Law record in Instrument No. 20151203-0122108, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Pedestrian Sidewalk Easement in favor of Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20140923-0087004, as amended in Instrument No. 20151231-0131612, in the Register's Office for Davidson County, Tennessee.
• Memorandum of Parking Lease & License in Favor of Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20141114-0105301, as amended in Instrument No. 20171218-0128943, in the Register's Office for Davidson County, Tennessee.
• Drainage Easement in Favor of Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20081013-0102933, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **515 Church Street #4102, Nashville, Tennessee 37219**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 21 DAY OF MAY, 2026.

Susan Collins Curry

Saxon Curry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN COLLINS CURRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of May, 2026.

Notary Public
My Commission Expires: 02-05-30 (SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAXON CURRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of May, 2026.

Notary Public
My Commission Expires: 02-05-30 (SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212