Karen Johnson Davidson County
Batch# 1459834 DEEDWARR
08/17/2026 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,404.63
20260817-0076277

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9857-WE

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 649,900.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 2026

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 11-5-29

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall R Osborne	NEW OWNER	
515 Church Street Unit #3010		093-06-1M-011.00-CO
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **505NASH3010, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randall R Osborne**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Tract or Parcel of Land in Davidson county, State of Tennessee, described to wit:

Unit No. 3010 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, Register' s Office for Davidson County, Tennesse, as set forth in Exhibit "B" 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, as amended in Instrument No. 20181009-0099878, said Registers 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 505Nash3010, LLC by Warranty Deed from 505 Property, LLC, a Delaware limited liability company of record in Instrument No. 20181030-0107324 Register's Office for Davidson County, Tennessee, dated October 29, 2018 and recorded on October 30, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **515 Church Street Unit #3010, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 12 day of August, 2026.

505NASH3010, LLC

BY: _____
Betsy N. Bloom, Member

BY: _____
James W. Bloom, Member

STATE OF New York
COUNTY OF Clinton

Before me, a Notary Public in and for said State and County, personally appeared Betsy N. Bloom, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Member of the maker, 505NASH3010, LLC, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 12 day of August, 2026.

My Commission expires 10/25/2027

_____
Notary Public

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Before me, a Notary Public in and for said State and County, personally appeared James W. Bloom, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of the maker, 505NASH3010, LLC, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 12 day of August, 2026.

My Commission expires 10/25/2027

_____
Notary Public

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on August 12, 2026. (date of document).

Signature

Date: 8-12-26

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 12th day of August, 2026.

Tracy Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON