WARRANTY DEED

Karen Johnson Davidson County
Batch# 581576 DEEDWARR
03/02/2021 01:05:21 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20210302-0026631

W-SB-BRE-21-1803-312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 09, 2024

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)
Lisa M. Turano Trust uta August 6, 2020	**New Owner**	
(NAME)	(NAME)	**092-16-0D-312.00-CO**
6916 Fieldstone Dr		
(ADDRESS)	(ADDRESS)	
Burr Ridge, IL 60527		
(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, **SARAH ELIZABETH ARCOS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LISA M. TURANO , TRUSTEE OF THE LISA M. TURANO TRUST UTA AUGUST 6, 2020,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 312 of The Bristol on Broadway, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Bristol on Broadway, a Condominium Development of record in Instrument Number 20050517-0055639, as amended in Instrument Number 20060307-0026614 and further amended in Instrument Number 20070615-0071857, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed. Together with one parking stall #99.

Being the same property conveyed to Sarah Elizabeth Arcos by Quitclaim Deed from John Thomas Arcos and Janet Susan Leonards of record in Instrument No. 20200430-0045330 Register's Office for Davidson County, Tennessee, dated April 28, 2020 and recorded on April 30, 2020.

The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Bristol on Broadway of record in Instrument Number 20050517-0055639, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20030225-0025106 and Instrument No. 20030225-0025107, in the Register's Office for Davidson County, Tennessee.
- Charter for The Bristol on Broadway Homeowner Association of record in Instrument Number 20071024-0125856 corrected in Instrument No. 20071024-0125857, in the Register's Office for Davidson County, Tennessee.
- Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 made applicable by Ordinance No. BL2000-476 of record in the Metropolitan Clerk's Office.
- Limited Easement of record in Instrument Number 20071113-0132706, in the Register's Office for Davidson County, Tennessee.

- Grant of Easement of record in Instrument Number 20161212-0130093, in the Register's Office for Davidson County, Tennessee.
- All matters shown on the plan attached as Exhibit "C" to the Master Deed of record in Instrument No. 20050517-0055639 in the Register's Office for Davidson County Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1803 Broadway Apt 312, Nashville, Tennessee 37203**.

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 26th DAY OF FEBRUARY, 2021.

Sarah Elizabeth Arcos by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARAH ELIZABETH ARCOS, and who acknowledged he/she/they executed the same as the free act and deed of the said SARAH ELIZABETH ARCOS.

Witness my hand and official seal, this the 26th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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