STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2021.

Notary Public
MY COMMISSION EXPIRES: 7-17-22
File No. G21-12444

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 621201 DEEDWARR
04/22/2021 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,156.25
20210422-0054231

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alyssa Louise Huber	MortgageOne, Inc.	
(NAME)	(NAME)	092-16-0D-120-00
1803 Broadway #120	5860 Owens Ave. Suite 130	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37203	Carlsbad, CA 92008	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **William Hayes Fowler and Katrina Ruth Fowler, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alyssa Louise Huber, unmarried,** 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:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 120 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, page 39, in Register's Office for Davidson County, Tennessee and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded in Instrument No. 20050517-0055639. said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .55% interest in the Common Elements of the Bristol on Broadway Condominium. Together with one parking stall #33.

Being the same property conveyed to William Hayes Fowler and Katrina Ruth Fowler, husband and wife by Deed dated June 8, 2016, recorded June 13, 2016, in Instrument Number 20160613-0059680, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Master Deed/Amendments of record in Instrument 200505170055639; Instrument 200603070026614; and Instrument 200706150071857, Register's Office for said County.

2. Charter of Homeowners Association of record in Instrument 200710240125856 and 200710240125857, Register's Office for said County.

3. Common Area to Homeowners Association of record in Instrument 200704110043493, Register's Office for said County.

4. Easement to Comcast of Nashville I, LLC of record in Instrument 201612120130093, Register's Office for said County.

5. Encroachment Easement of record in Instrument 200711130132706, Register's Office for said County.

6. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1803 Broadway Apt. 120, Nashville, TN 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 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. Whenever 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 20th day of April, 2021.

(x) _____
William Hayes Fowler

(x) Katrina Ruth Fowler
Katrina Ruth Fowler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of April, 2021, before me personally appeared William Hayes Fowler and Katrina Ruth Fowler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of April, 2021.

_____ 7/19/2022
Notary Signature
My commission expires:

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY