WARRANTY DEED

Karen Johnson Davidson County
Batch# 679576 DEEDWARR
07/20/2021 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20210720-0096914

O-SB-CPI-21-1803-128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-13-23

(AFFIX SEAL)

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)
Mark Kaczynski and Danielle Kaczynski	New Owner	
(NAME)	(NAME)	**092-16-0D-128.00-CO**
1803 Broadway Unit #128		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **RIVER SHORES PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK KACZYNSKI AND DANIELLE KACZYNSKI, HUSBAND AND WIFE,** 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:

Land lying and being located in the 19th Councilmanic district of Nashville, Davidson county, Tennessee, being Unit No. 128, together with Parking Spaces #24 and #41, of the Bristol on Broadway, a Condominium Development, 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 the 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 rights, title and interest relating to said unit as prescribed and set for in the Master deed for the Bristol on Broadway, a Condominium Development, recorded under Instrument Number 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 interest in the common elements of The Bristol on Broadway condominium.

Being the same property conveyed to River Shores Property, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Brittany Hatcher of record in Instrument No. 20120712-0061418 Register's Office for Davidson County, Tennessee, dated May 18, 2012 and recorded on July 12, 2012.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the 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 200302250025106 and Instrument No. 200302250025107, 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.
• Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
• 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.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1803 Broadway Unit #128, 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 14 DAY OF JULY, 2021.

River Shores Property, LLC, a Tennessee Limited Liability Company

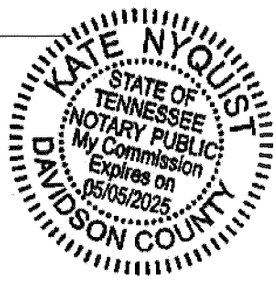
BY: _____
Beverly Hatcher
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY HATCHER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of RIVER SHORES PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of July, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Jamika Jones, 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 exact copy of the original document executed and authenticated according to law on 7/14/2021.

Date

Jamika Jones
Affiant Signature

7/16/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 16th day of JULY, 2021.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY