Karen Johnson Davidson County
Batch# 683474 DEEDWARR
07/26/2021 11:13:24 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20210726-0099821

STATE OF TENNESSEE
COUNTY OF Davidson

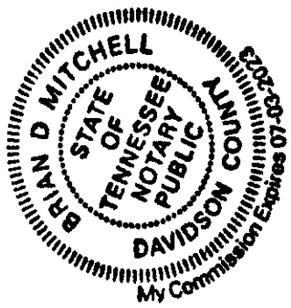
The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2021.

Notary Public

My commission expires: _____



(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brian George Nagy	new owner	**092-16-0D-304.00-CO**
1803 Broadway		
Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Andrew Southard and Kimberly Southard, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Brian George Nagy, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 304 Of The Bristol On Broadway, A Condominium Development as set out In the Master Deed of record In Instrument No. 20050517-0055639, Amended in Instrument Nos. 20060307-0026614 And 20070615-0071857, in the Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said Unit as prescribed and set forth in said Master Deed, and all recorded amendments and Exhibits thereto, which by this reference are incorporated herein and made a part hereof. Together with parking stall #91.

Being the same property conveyed to Andrew Southard and Kimberly Southard, husband and wife by Warranty deed from Brandon Keane, married of record in Instrument No. 20110603-0042401 Register's Office for Davidson County, Tennessee.

This is improved property known as **1803 Broadway, Nashville, TN 37203.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: CSB-VRES-21-1503-304

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22 day of July, 2021.

Andrew Southard

Kimberly Southard

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Andrew Southard and Kimberly Southard, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 22 day of July, 2021.

Notary Public
My Commission Expires: 06-02-25

Whitney McElroy
State of Tennessee Notary Public
Williamson County

SolomonParks File No. 21-000211-524

SP 11/2015