WARRANTY DEED

Karen Johnson Davidson County
Batch# 690639 DEEDWARR
08/04/2021 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210804-0105038

File No. TR-21-912

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 9.2.2024

(AFFIX SEAL)

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caitlin Kimberly Keenum	**New Owner**	
(NAME) 1803 Broadway, 517	(NAME)	092-16-0D-517.00-CO
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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, I/we, **Brian Moroney and Mary Moroney, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caitlin Kimberly Keenum, an unmaried woman**, HEREINAFTER CALLED THE GRANTEE, 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 as follows:

A condominium apartment unit located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit No. 517 of the Bristol on Broadway, A Condominium Development, as set out in the Master Deed of record as Instrument No. 20050517-0055639 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 a .56% interest in the common elements as provided for in said Master Deed.

Together with parking stall #172.

Being the same property conveyed to Brian Moroney and Mary Moroney, husband and wife by Warranty deed from Rose Falcon Atkins, married of record in Instrument No. 20190926-0097730 Register's Office for Davidson County, Tennessee, dated September 20, 2019 and recorded on September 26, 2019.

This is property more commonly known as 1803 Broadway, 517, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 3rd day of August, 2021.

Brian Moroney

Mary Moroney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of August, 2021, before me personally appeared Brian Moroney and Mary Moroney, 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 3rd day of August, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 8/3/2021 (date of document).

Affiant Signature

8/3/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 3 day of August, 2021.

Notary Signature

My Commission Expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON