WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSICN EXPIRES: 5/2/2022
(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-RMLS-21-1803-623

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shannon Danielle Senderling	SAME	
(NAME)	(NAME)	**092-16-0 D-623.00-CO**
1803 Broadway Unit 623		
(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, **JONATHAN P. BOUGHTIN, MARRIED AND ADAM KUGAJEVSKY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHANNON DANIELLE SENDERLING, UNMARRIED,** 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 in Davidson County, Tennessee, being Unit 623, The Bristol on Broadway, a Condominium Development, as established under Master Deed of record in Instrument 20050517-0055639, amended in Instrument 20460307-0026614 and Instrument 20070615-0071857 in the Registers Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. Together with Parking Stall #210 and Storage Space J.

Being the same property conveyed to Jonathan P. Boughtin, unmarried and Adam Kugajevsky, unmarried by Warranty Deed from Lance P. Ellis and Vivian D. Ellis of record in Instrument No. 20070802-0091720 Register's Office for Davidson County, Tennessee, dated July 10, 2007 and recorded on August 02, 2007.

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

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Book 21, page 39, 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, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Bristol on Broadway of record in Instrument Number 200505170055639, amended in Instrument 200603070026614 and 200706150071857, Register's Office for Davidson County, Tennessee.
- Charter for The Bristol on Broadway Homeowner Association in Instrument 200710240125856 corrected in Instrument 200710240125857, 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1803 Broadway Unit 623, Nashville, Tennessee 37203**.

Karen Johnson Davidson County
Batch# 697235 **DEEDWARR**
08/13/2021 10:50:34 AM 2 pgs
Fees: $13.00 Taxes: $921.30

20210813-0109527

Warranty Deed

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 12th DAY OF AUGUST, 2021.

Jonathan P. Boughtin by John Gleaves Attorney in Fact
Jonathan P. Boughtin by John Gleaves
Attorney in Fact

Adam Kugajevsky by John Gleaves Attorney in Fact
Adam Kugajevsky 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 JONATHAN P. BOUGHTIN AND ADAM KUGAJEVSKY, and who acknowledged he/she/they executed the same as the free act and deed of the said JONATHAN P. BOUGHTIN AND ADAM KUGAJEVSKY.

Witness my hand and official seal, this the 12th of August, 2021.

Yesenia J. Loor
Notary Public
My Commission Expires: 3/3/25
(SEAL)

YESENIA J. LOOR
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

RETURN TO:
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2012 21st Avenue South
Nashville, TN 37212