Karen Johnson Davidson County
Batch# 700205 DEEDWARR
08/18/2021 09:57:30 AM 4 pgs
Fees: $23.00 Taxes: $897.25
20210818-0111577

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $242,500.00

Affiant

Subscribed and sworn to before me this 16th day of July, 2021.

Notary Public
My commission expires: 2/19/2024

Tabitha Hardin
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Sydney Dohrmann 1803 Broadway, 524 Nashville, TN 37203	Guaranteed Rate, Inc. 4410 N. Ravenswood Ave Chicago, IL 60640	092-16-0D-524.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Paul A. Ross, a married man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Sydney Dohrmann, an unmarried woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 524 of the Bristol on Broadway, a condominium, being a portion of Lot Nos. 142 and 143 on the plan of the Boyd Addition to Nashville recorded December 12, 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 and Associates, PLLC, dated October 4, 2002 and 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 under Number 20050517-0055639 said Master Deed and all recorded amendments of record in Instrument Nos. 20060307-0026614 and 20070615-0071857 and Exhibit C, thereto being by this reference incorporated herein and made a part hereof. The interest herein conveys without limiting the generality of the foregoing, an undivided .39% in the common elements of the Bristol on Broadway Condominium, together with one parking stall unit #178.

Being the same property conveyed to Lisa H. Morrow by deed from SunTrust Bank of record in Instrument No. 20120124-0006468, Register's Office for Davidson County, Tennessee, and dated January 19, 2012. Lisa H. Morrow conveyed her interest to Lisa H. Morrow and Paul A. Ross, as joint tenants with right of survivorship, by Quitclaim Deed of record in Instrument No. 20170120-0006700, Register's Office for Davidson County, Tennessee. Lisa H. Morrow died on February 20, 2017, leaving Paul A. Ross as sole tenant with right of survivorship.

By his signature below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is made subject to the following:

1. Restrictive covenants of record in Instrument No. 20050517-0055639 and amended in Instrument No. 20060307-0026614 and 20070615-0071857 Register's Office for Davidson County, Tennessee.

2. Charter of record in Instrument No. 20071024-0125856 and 20071024-0125857 Register's Office for Davidson County, Tennessee.

3. By-Laws of record in Instrument No. 20050517-0055639 and amended in Instrument No. 20060307-0026614 and 20070615-0071857 Register's Office for Davidson County, Tennessee.

4. All matters appearing on the plan of Bristol on Broadway of record in Instrument No. 20050517-0055639 and amended in Instrument Nos. 20060307-0026614 and 20070615-0071857 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 1803 Broadway, Unit 524, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 14th day of July, 2021.

202108180111577

Paul A. Ross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of July, 2021, before me personally appeared Paul A. Ross, 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 14th day of July, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 16, 2021.

J. Carlton Drumwright

July 16, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 16, 2021.

Notary

My Commission Expires: 12/18/22

