WARRANTY DEED

Karen Johnson Davidson County
Batch# 708996 DEEDWARR
09/02/2021 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $939.80
20210902-0118270

JM-VRES-21-1803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-18-22 (AFFIX SEAL)

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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)
Hasret Yuksel and John D. Hollandsworth	**NEW OWNER** CMG Mortgage	
(NAME) **1803 Broadway #118**	(NAME) 3160 Crow Canyon Rd. #400	**092-16-0D-118.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) San Ramon CA 94583	
(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, **TODD G. GUSTAFSON, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HASRET YUKSEL AND JOHN D. HOLLANDSWORTH, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 118 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 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 and Associates, PLLC, dated October 4, 2002, 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, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0011857, 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, and undivided 80% interest in the Common Elements of the Bristol on Broadway Condominium. Together with one parking stall #31.

Being the same property conveyed to Todd G. Gustafson by Warranty deed from Sunny Meadows, LLC, a Delaware Limited Liability Company of record in Instrument No. 20160711-0070794, Register's Office for Davidson County, Tennessee, dated July 8, 2016 and recorded on July 11, 2016, and Affidavit of Scrivener's Error recorded Instrument No. 20160715-0072996.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.
- 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 20050517-0055639, amended in Instrument 20060307-0026614 and 20070615-0071857, Register's Office for Davidson County, Tennessee.
- Charter for The Bristol on Broadway Homeowner Association in Instrument 20071024-0125856 corrected in Instrument 20071024-0125857, 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 #118, 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 30th DAY OF AUGUST, 2021.

Todd G. Gustafson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TODD G. GUSTAFSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of August, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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

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 August 30, 2021.

J. Carlton Drumwright

August 30, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 30, 2021.

Notary

My Commission Expires: 12/18/22

