Karen Johnson Davidson County
Batch# 741335 DEEDWARRSP
10/22/2021 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $6,822.80
20211022-0141780

Special Warranty Deed

MOLLY LANDMESSER
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 06, 2025
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,844,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of October, 2021.

Notary Public

My commission expires: 1-6-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Dos Hombres, LLC	New Owner(s)	092-12-4A-195.00
1911 Division Street		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **1600 WEST END AVENUE PARTNERS LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOS HOMBRES, LLC**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit No. 3203 as established in Declaration of Covenants, Conditions and Restrictions for The Residences at Broadwest, a condominium of record at Instrument No 20201123-0137217, as amended by First Amendment to Declaration for The Residences at Broadwest filed in Instrument Number 20210817-0111256, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to 1600 West End Avenue Partners, LLC, a Tennessee limited liability company by Special Warranty deed from West End Summit Development LLC, a Tennessee limited liability company of record in Instrument No. 20180326-0028264 Register's Office for Davidson County, Tennessee, dated March 26, 2018 and recorded on March 26, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1616 West End Avenue #3203, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Whenever 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 HANDS EFFECTIVE AS OF THE 8th day of October, 2021.

1600 West End Avenue Partners LLC

By: _____

Steven T. Morris, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Representative of 1600 West End Avenue Partners LLC, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 8th day of October, 2021.

Molly Landmesser
Notary Public

My Commission Expires: 1-6-25

MOLLY LANDMESSER
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 06, 2025
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/20/2021 (date of document).

Affiant Signature

10/20/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20th day of October, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025