Name and Address of New Owner:
Broadwest 1708 LLC
4800 Grant Creek Rd
Missoula, MT 59808

Karen Johnson Davidson County
Batch# 817401 DEEDWARR
03/08/2022 02:27:30 PM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20220308-0026522

Send Tax Bills To:
Broadwest 1708 LLC
Same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 092 12 4A 035.00

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Chargerco Properties II, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Broadwest 1708 LLC, a Montana Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 1708, of The Residences at Broadwest, as established in Master Deed of record at Instrument No. 20201123-0137217, as amended at Instrument No(s). 20210817-0111256 and 20220201-0011431, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chargerco Properties II, LLC, a Tennessee limited liability company, by Special Warranty Deed from 1600 West End Avenue Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20220216-0017904, in the Register's Office of Davidson County, Tennessee, dated February 1, 2022 and recorded on February 16, 2022.

This is Improved property known as 1616 West End Avenue, Unit 1708, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of February, 2022.

Chargerco Properties II, LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Jon Sexton, Authorized Agent & member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Jon Sexton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Agent & member of Chargerco Properties II, LLC, the within named bargainor, a Limited Liability Company, and that such Jon Sexton, as such Authorized Agent & member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent & member.

Witness my hand and seal, at office in Franklin, Tennessee, this 24th day of February, 2022.

_____
Notary Signature

Printed Name: David R A Roetger

My commission expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## AFFIDAVIT OF VALUE

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
24th day of February, 2022.

JUSTIN MOONEYHAM
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Notary Public
My commission expires: 5-21-2024
File No. 2022-4219-JT

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-24-22.

Affiant Signature

2-25-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 25 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY