Karen Johnson Davidson County
Batch# 827171 DEEDWARR
03/23/2022 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220323-0033353

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 07-09-2024

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC THERESA A. RICHARDSON DAVIDSON COUNTY

B-BMK-22-1803-516

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)
Ann S. Shammas, Trustee of the Trust of Ann S. Shammas u/a/d January 11, 2002 as amended	Ann S. Shammas	
(NAME) **1803 Broadway #516**	(NAME) 2056 Grace Ave	**092-16-0D-516.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) Los Angeles, CA 90068	
(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, **ROBIN T. WRAY AND CODY KRIST WRAY, TRUSTEES OF ROBIN T. WRAY LIVING TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANN S. SHAMMAS, TRUSTEE OF THE TRUST OF ANN S. SHAMMAS U/A/D JANUARY 11, 2002 AS AMENDED,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 516 of The Bristol on Broadway, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Bristol on Broadway, a Condominium Development of record in Instrument Number 20050517-0055639, amended at Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Together with the special rights to use the limited common elements as set out in the Master Deed establishing The Bristol on Broadway, a Condominium Development and certain parking space number 171.

Being the same property conveyed to Robin T. Wray and Cody Krist Wray, Trustees of Robin T. Wray Living Trust by Warranty deed from Markus Bierl and Hui Chen, Husband and Wife of record in Instrument No. 20150616-0057146 Register's Office for Davidson County, Tennessee, dated June 12, 2015 and recorded on June 16, 2015.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Bristol on Broadway, a Condominium Development of record in Instrument Number 20050517-0055639 as amended in Instrument No. 20060307-0026614 and further amended in Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee.
- Charter for The Bristol on Broadway Condominium Association , Inc. of record in Instrument Number 20071024-0125856, and corrected in Instrument No. 20071024-0125857, in the Register's Office for Davidson County, Tennessee.
- Limited Easement of record in Instrument Number 20071113-0132706, in the Register's Office for Davidson County, Tennessee.

- Charter of record in Instrument Number 20030225-0025106 and Instrument No. 20030225-0025107, in the 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 Metropolitan Clerk'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 #516, 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 ~~14th~~ 11th DAY OF MARCH, 2022.

Robin T. Wray and Cody Krist Wray, Trustees of Robin T. Wray Living Trust

BY: Robin T. Wray trustee
Robin T. Wray
Trustee

BY: Cody Krist Wray
Cody Krist Wray
Trustee

STATE OF Kansas
COUNTY OF Sedgwick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBIN T. WRAY, TRUSTEE OF ROBIN T. WRAY LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 11th of March, 2022.

Grant Ternes
Notary Public
My Commission Expires: 03-14-2023
(SEAL)

GRANT TERNES
Notary Public - State of Kansas
My Appt. Expires 03-14-2023

STATE OF Kansas
COUNTY OF Sedgwick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CODY KRIST WRAY, TRUSTEE OF ROBIN T. WRAY LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 11th of March, 2022.

Grant Ternes
Notary Public
My Commission Expires: 03-14-2023
(SEAL)

GRANT TERNES
Notary Public - State of Kansas
My Appt. Expires 03-14-2023

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

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 11TH + 14TH day of MARCH, 2022.

Date: 3-15-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 15TH day of MARCH, 2022.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY