5553

Karen Johnson Davidson County
Batch# 827324 DEEDWARR
03/23/2022 02:00:30 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20220323-0033531

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 7, 2023

07-NSH22-03716

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kenneth O. Preston, Jr. and Stacy M. Preston 6691 Windward Ct, Brownsburg, IN 46112	Kenneth O. Preston, Jr. and Stacy M. Preston 6691 Windward Ct, Brownsburg, IN 46112	092-16-0D-509.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nicole Anna Aquila, her heirs, successors, and assigns**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kenneth O. Preston, Jr and Stacy M. Preston. husband and wife**, hereinafter called the Grantees, their successors and assigns, a 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 509 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ASCM As-Built Survey prepared by Wamble & 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, as amended in Instrument No. 20060307-0026614, said Register's Office, 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, an undivided .53% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with one parking stall #164.

For informational purposes only, subject property address is known as: 1803 Broadway #509 509 Nashville, Tennessee 37203.

Being the same property conveyed to Ellen Stephens, a married woman and Bryan J. Stephens, an unmarried man by Warranty Deed from Bristol on Broadway L. P.; a Tennessee Limited Partnership of record in Instrument No. 20050719-0083591 Register's Office for Davidson County, Tennessee, dated July 15, 2005 and recorded on July 19, 2005.
And further conveyed to Bryan J. Stephens, an unmarried man by Quitclaim Deed from

Ellen Stephens, a married woman of record in Instrument No. 20080416-0038272 Register's Office for Davidson County, Tennessee, dated April 02, 2008 and recorded on April 16, 2008.

And further conveyed to Nicole Anna Aquilà by Quitclaim Deed from Bryan James Stephens, of record in Instrument No. 20210730-0103155 Register's Office for Davidson County, Tennessee, dated July 20, 2021 and recorded on July 30, 2021. Marital Dissolution Agreement filed in the Chancery Court for Williamson County, Tennessee, Civil Action No. 20CV-49969, in case styled Nicole Anna Aquila v. Bryan James Stephens.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1803 Broadway #509, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 15th day of March, 2022

Nicole Anna Aquila

Nicole Anna Aquila

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of March, 2022 , before me personally appeared Nicole Anna Aquila, 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 (or person's) free act and deed.

Notary Public:

My Commission Expires: 06.14.25

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 15 day of March, 2022.

Ernest D. Bennett, III 3/15/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 15 day of March, 2022.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023