Karen Johnson Davidson County
Batch# 845711 DEEDWARR
04/26/2022 10:42:48 AM 2 pgs
Fees: $13.00 Taxes: $5,365.00
20220426-0047787

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,450,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of April, 2022. Notary Public My commission expires: 11-3-25

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

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:
Jordan Howell	new owner	092-12-4A-028.00-CO
9068 Franklin Road		
Murfreesboro, TN 37128		

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, **STEVEN BRADLEY PARKER, TRUSTEE OF CHANANDLER BONG TRUST DATED FEBRUARY 14, 2019**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JORDAN HOWELL, MARRIED**, 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 1701, as established in the Declaration for The Residences at Broadwest, a Condominium, of record at Instrument No 20201123-0137217, as amended in Instrument No. 20210817-0111256, and Instrument No. 20220201-0011431, in the Register's Office of Davidson County, Tennessee. Reference is further made to the Plat attached as Exhibit "B" to the aforesaid Declaration, as amended, all to which 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.

Being the same property conveyed to Steven Bradley Parker, Trustee of Chanandler Bong Trust dated February 14, 2019 by Warranty Deed from 1600 West End Avenue Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20211129-0156987, Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on November 29, 2021.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-WRS-22-1616-1701

The address of the herein described property is believed to be 1616 West End Avenue, Unit 1701, 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 the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of April, 2022.

Chanandler Bong Trust dated February 14, 2019

By: _____, Trustee
Steven Bradley Parker, Trustee

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 Bradley Parker, Trustee, 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 Trustee of Chanandler Bong Trust dated February 14, 2019, 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 22nd day of April, 2022.

_____
Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025