Karen Johnson Davidson County
Batch# 852847 DEEDWARR
05/10/2022 10:03:00 AM 2 pgs
Fees: $13.00 Taxes: $961.63
20220510-0053247

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

#16328

State of TN
County of Davids

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Moult Kathleen Moult	Raymond James Bank	092160d42300co
(NAME)	(NAME)	
1803 Broadway, 423	710 Carillon Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	St Petersburg FL 33716	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Tom Burks,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Moult and Kathleen Moult,** husband and wife, hereinafter called the GRANTEES, their heirs 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 423 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/ACSM 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, 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, and undivided .42% interest in the Common Elements of the Bristol on Broadway condominium

Being the same property conveyed to Tom Burks, by deed of record in Instrument No. 20051102-0132845, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest .

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1803 Broadway, 423, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hands this 3rd day of May, 2022.

Tom Burks

State of Tennessee
County of MAURY

Personally appeared before me Tom Burks, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of May, 2022.

Notary Public
My Commission Expires: 04/23/2024

File No.: 16328

KIM TOWRY
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY