Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 865620 **DEEDWARR**
06/01/2022 11:55:53 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20220601-0063211

W-CRE-22-6680-K9

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,999.00.

M. Alex Shernit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

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)
Alex Gene Shernit	**New Owner**	
(NAME) **6680 Charlotte Pike K9**	(NAME)	**102-07-0A-005.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **JILL RENEE BRANYAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEX GENE SHERNIT, AN UNMARRIED MAN,** 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 in Davidson, County, Tennesse being Unit No. K-9, of West Meade Condominiums n/k/a The Avenue Nashville West, Inc., Condominiums created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, Page 704, as amended, in Book 6277, Page 653, Book 7333, Page 415 and 418, Instrument No. 20120724-0065040, and as corrected by Scrivener's Affidavit in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to aside unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat West Meade Condominium of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jill Renee Branyan, unmarried by Warranty Deed from Olympus Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211105-0148392 Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 05, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 430, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5923, Page 704, Book 6277, page 653, Book 7333, page 415, Book 7333, page 418, Instrument No. 20120307-0020068 and Instrument No. 20120724-0065040, as corrected in Instrument No.20120817-0074026, Register's Office for Davidson County, Tennessee.
- By-Laws of The Avenue Nashville West, Inc., (formerly West Meade Condominium Inc.) of record in Book 5923, Page 740, in the Register's Office for Davidson County, Tennessee.
- Charter of The Avenue Nashville West, Inc., (formerly West Meade Condominium Inc.) of record in Book 5923, Page 756 and in Book 5918, page 953, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of record in Book 4520, Page 836 and Book 8808, Page 872, in the Register's Office for Davidson County, Tennessee.
- Encroachment Easement of record in Book 6561, Page 90, in the Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement of record in Book 4265, Page 587, in the Register's Office for Davidson County, Tennessee.
- Recreational Easement of record in Book 4552, Page 507 and conveyed to West Meade Condominium Association, Inc. of record in Book 5923, page 769, in the Register'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: **6680 Charlotte Pike K9, Nashville, Tennessee 37209**.

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 27th DAY OF MAY, 2022.

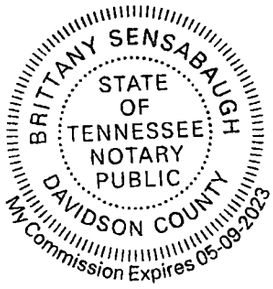
Jill Renee Branyan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JILL RENEE BRANYAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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