WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-18632-RR

Karen Johnson Davidson County
Batch# 911202 DEEDWARR
09/01/2022 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220901-0098481

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CaitlIn Marie Crowley	New Owner	092-16-0D-503-00CO
(NAME)	(NAME)	
1803 Broadway, Unit 503		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEVEN M. FARRIS, A MARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CAITLIN MARIE CROWLEY, UNMARRIED

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 503 of The Bristol 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, an undivided .53% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with one parking stall #156

Being the same property conveyed to Steven M. Farris, a single person by Deed dated December 8, 2005 from Bristol on Broadway, LP., a Tennessee Limited Partnership, recorded December 27, 2005, in Instrument Number 20051227-0154369, in the Official Records of Davidson County, Tennessee.

Also being the same property conveyed to Steven M. Farris by Quitclaim Deed dated July 27th, 2006, from Steven M. Farris, recorded July 31st, 2006,, in Instrument Number 20060731-0092110, in the Official Records of Davidson County, Tennessee. The said being Steven M. Farris, having never resided in the subject property as his marital residence.

LT&E File #19511

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1803 Broadway, Unit 503, 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 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 hand(s) this 31st day of August, 2022

Steven M. Farris

STATE OF ~~TENNESSEE~~ Nebraska
COUNTY OF ~~WILLIAMSON~~ Gosper

On this 31st day of August, 2022, before me personally appeared Steven M. Farris and Cari Riffe, 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's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2022.

Notary Signature
My commission expires: 6-2-25

GENERAL NOTARY - State of Nebraska
RANDALL T. STANCZYK
My Comm. Exp. June 2, 2025

LT&E File #19511

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 8/31/22.

Affiant Signature

8/31/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of August, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires