Karen Johnson Davidson County
Batch# 935094 DEEDWARR
10/28/2022 11:31:51 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00
20221028-0116773

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

JM-KW-22-3189-5

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)
Nathan William Edick	**NEW OWNER**	
(NAME)	(NAME)	**104-02-1E-005.00-CO**
3189 Parthenon Ave #5		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **BRENNAN BROADWAY AND KYLE BROADWAY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHAN WILLIAM EDICK, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Unit No. 5 and Garage No. 5, together with the appurtenant interest in the common elements of The Rise at West End Park (F/K/A Parthenon II Townhomes) horizontal property regime with private elements established by Master Deed of record in Instrument No. 20060925-0118556 and amended in Instrument No. 20070913-0110095, Register' s Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amendment to Master Deed and being located upon Lots Nos. 78 and 79 on the Plan of Revised Plan of West End Park of record in Plat Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brennan Broadway and Kyle Broadway, wife and husband by Quitclaim Deed from Brennan Broadway FKA Brennan Sehrt, married of record in Instrument No. 20211201-0159313 Register's Office for Davidson County, Tennessee, dated November 11, 2021 and recorded on December 1, 2021.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Rise at West End Park (F/K/A Parthenon II Townhomes), of record in Instrument No. 20060925-0118556 and amended in Instrument No. 20070913-0110095, Register's Office for Davidson County, Tennessee.
- Charter of The Rise at West End Park Townhomes Corporation of record in Instrument No. 20070913-0110096, 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: **3189 Parthenon Ave #5, Nashville, Tennessee 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 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 25th DAY OF OCTOBER, 2022.

Brennan Broadway

Kylé Broadway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENNAN BROADWAY, 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 25th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYLE BROADWAY, 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 25th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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