THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 936939 DEEDWARR 11/02/2022 12:32:30 PM 3 pgs Fees: $18.00 Taxes: $3,811.00 20221102-0118384	STATE OF TN) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $1,030,000.00 Affiant Subscribed and sworn to before me, this 27 day of Oct., 2022. Notary Public My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

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WARRANTY DEED

Address New Owner: **Randal Scott Adkins II** 1616 West End Ave #2309 Nashville, TN 37203	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ 092-12-4A-102.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA MATAS, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RANDAL SCOTT ADKINS II, UNMARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit No. 2309 as established in Declaration of Covenants, Conditions and Restrictions for The Residences at Broadwest, a condominium. a Horizontal Property Regime with Private Elements of record at Instrument No 20201123-0137217, as amended by First Amendment to Declaration for The Residences at Broadwest filed in Instrument Number 20210817-0111256, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed 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 Joshua Matas, Single by Special Warranty Deed from 1600 West End Avenue Partners LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220318-0031457 Register's Office for Davidson County, Tennessee, dated March 08, 2022 and recorded on March 18, 2022.

This is improved property commonly known as: **1616 West End Ave #2309 Nashville, TN 37203**

This conveyance is subject to all zoning and setback requirements, all general utility,

sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of October, 2022.

JOSHUA MATAS

STATE OF Tennessee)
)
COUNTY OF Davidson)

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

Witness my hand and official seal at office this 27 day of October, 2022.

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires:
03/03/2025

True Copy Certification

I, **Pam Autry,** do hereby make oath that I am a licensed attorney and/or 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 this the 31st day of October, 2022.

Affiant Signature
Date 10/31/2022

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES:

