Karen Johnson Davidson County
Batch# 952779 DEEDWARR
12/19/2022 09:22:51 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20221219-0130628

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

Subscribed and sworn to before me this 14th day of December, 2022.

Notary Public
My Commission Expires: 1/26/25

2022-585

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ritu Furlan	new owner	
1803 Broadway #111		092 16 0D 111.00
Nashville, TN, 37203		

WARRANTY DEED

For and in 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

Francesca Raffa, a single woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ritu Furlan, a single woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 111 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 the 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 for 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 #3.

Being the same property conveyed to Francesca Nicole Raffa by Warranty Deed from Edubina Arce, unmarried of record in Instrument No. 20160524-0051746, Register's Office for Davidson, Tennessee, dated May 18, 2016 and recorded on May 24, 2016.

Commonly Known As: 1803 Broadway, Unit 111, Nashville, TN 37203

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

This is improved property located at **1803 Broadway, Unit 111, 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 our hands this 14th day of December, 2022.

Francesca Raffa

Francesca Raffa

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Gwinnett

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

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 2022.

Notary Public
~~My Commission Expires:~~ 08/23/2026

SAMANTHA MOORE NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMM. EXPIRES 08/23/2026