Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-CPI-22-1803-307

Karen Johnson Davidson County
Batch# 959015 DEEDWARR
01/09/2023 09:34:26 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00

20230109-0001568

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37474-12-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Brandi L Bagley Affiant Subscribed and sworn to before me this 4th day of January, 2023. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 2/25/2025 MARGARET R. NEALIS DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Brandi L. Bagley 1803 Broadway #307 Nashville, TN 37203	**Send Tax Bills To:** Same as new owner	**Tax Information:** Map and Parcel No.: 092160D30700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jackson Taylor Ciolino, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandi L. Bagley, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1803 Broadway #307, Nashville, TN 37203.

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

And Grantor covenants that he is 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 4th day of January, 2023.

Jackson Taylor Ciolino

Jackson Taylor Ciolino

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 4th day of January, 2023.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 307 and Parking Space Nos. 94 and 14, together with the appurtenant interest in the common elements of The Bristol on Broadway, a horizontal property regime established by Master Deed, of record in Instrument No. 20050517-0055639, amended by Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Jackson Taylor Ciolino, unmarried, by deed dated May 22, 2020 from John R. Wright, an unmarried person, of record in Instrument No. 20200529-0055607, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 092160D30700CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Bristol on Broadway, of record in Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 21, page 39, Register's Office for Davidson County, Tennessee.
5. Limited easement of record in Instrument No. 20071113-0132706, Register's Office for Davidson County, Tennessee.
6. Subject to urban zoning overlay of record as Metro Ordinance No. BS-2000-364 made applicable by Ordinance No. BL-2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
7. Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20161212-0130093, Register's Office for Davidson County, Tennessee.
8. Subject to rights of others in and to the common areas and/or elements.