WARRANTY DEED

Karen Johnson Davidson County
Batch# 960274 DEEDWARR
01/11/2023 01:04:46 PM 2 pgs
Fees: $13.00 Taxes: $1,063.75

20230111-0002420

G-VRES-22-1803-523

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00.

Karen Boswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2023.

Briana Gage
Notary Public

MY COMMISSION EXPIRES: 1/8/24
(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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)
The Eli Merritt and Rosana Castrillo Revocable Trust Dated February 27, 2004 and Louise Clark Merritt and G. Stroud Merritt, III	**New Owner**	
(NAME)	(NAME)	**092-16-0D-523.00-CO**
1803 Broadway #523	**3784 20th St**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-2765	**San Francisco, CA 94110**	
(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, **MICHAEL H. CALITRI AND CIARA CALITRI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELI MERRITT AND ROSANA CASTRILLO, TRUSTEES OF THE ELI MERRITT AND ROSANA CASTRILLO REVOCABLE TRUST DATED FEBRUARY 27, 2004, AND LOUISE CLARK MERRITT AND G. STROUD MERRITT, III** 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:

A condominium apartment unit located in the 19th councilmanic District of Nashville, Davidson County, Tennessee, being Unit No. 523 of the Bristol on Broadway, a Condominium Development, as set out in the master deed of record as Instrument No. 20050517-0055639 amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, in the register's office for Davidson County, Tennessee, together with all right, title and interest relating to said unit as prescribed and set forth in said Master Deed, and all recorded amendments and exhibits thereto, which by this reference are incorporated herein and made a part hereof.

Together with a .42% interest in the common elements as provided for in said Master Deed.

Together with parking stall #222.

Being the same property conveyed to Michael Calitri and Ciara Calitri, husband and wife, by Deed from Michael Calitri, unmarried, and Ciara Calitri F/K/A Ciara Egan, unmarried, of record in Instrument No. 20070117-0006770, Register's Office for Davidson County, Tennessee, dated December 29, 2006 and recorded on January 17, 2007.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee.
- All matters shown on the plan attached as Exhibit "C" to the Master Deed of record in Instrument No. 20050517-0055639 in the Register's Office for Davidson County Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Bristol on Broadway of record in Instrument Number 20050517-0055639, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee.

- Charter of record in Instrument Number 20030225-0025106 and Instrument No. 20030225-0025107, in the Register's Office for Davidson County, Tennessee.
- Charter for The Bristol on Broadway Homeowner Association of record in Instrument Number 20071024-0125856 corrected in Instrument No. 20071024-0125857, in the Register's Office for Davidson County, Tennessee.
- Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 made applicable by Ordinance No. BL2000-476 of record in the Metropolitan Clerk's Office.
- Limited Easement of record in Instrument Number 20071113-0132706, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20161212-0130093, 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: **1803 Broadway #523, Nashville, Tennessee 37203-2765**.

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 10 DAY OF JANUARY, 2023.

Michael H. Calitri by Attorney in Fact

Michael H. Calitri by Margaret Means,
Attorney in Fact

Ciara Calitri by Attorney in Fact

Ciara Calitri by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MICHAEL H. CALITRI, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL H. CALITRI.

Witness my hand and official seal, this the 10th of January, 2023.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
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, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CIARA CALITRI, and who acknowledged he/she/they executed the same as the free act and deed of the said CIARA CALITRI.

Witness my hand and official seal, this the 10th of January, 2023.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
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