Karen Johnson Davidson County
Batch# 976066 DEEDWARR
03/02/2023 10:53:44 AM 2 pgs
Fees: $13.00 Taxes: $7,307.50
20230302-0014957

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-12660-2023

WARRANTY DEED

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,975,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of Feb., 2023

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Collin McMillan and Coley McMillan 1616 West End Avenue Unit 2501 Nashville, TN 37203	Same address as new owner	092-12-4A-116.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION NINE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($1,975,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **AARON JOSEPH JOYCE AND MARY KATHERINE JOYCE, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **COLLIN MCMILLAN AND COLEY MCMILLAN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2501 as established in the Declaration of Covenants, Conditions, and Restrictions for the Residences at Broadwest, a condominium, a horizontal property regime with private elements of record in Instrument #20201123-0137217, as amended in Instrument #20210817-0111256, Register's Office for said County, with plat attached as Exhibit B to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Aaron Joseph Joyce and Mary Katherine Joyce, husband and wife, from 1600 West End Avenue Partners LLC, a Tennessee limited liability company, by Special Warranty Deed dated April 12, 2022 and recorded April 22, 2022 in Instrument #20220422-0046480, said Register's Office.

Being a portion of the same property conveyed to 1600 West End Avenue Partners, LLC, a Tennessee limited liability company, from West End Summit Development, LLC, a Tennessee limited liability company, by Special Warranty Deed dated March 23, 2018 and recorded March 26, 2018 in Instrument #20180326-0028264, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 1616 West End Avenue, Unit 2501, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of February, 2023

GRANTOR(S)

Aaron Joseph Joyce

Mary Katherine Joyce

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Aaron Joseph Joyce and Mary Katherine Joyce, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28 day of Feb, 2023.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires: _____