Karen Johnson Davidson County
Batch# 987278 DEEDWARR
03/31/2023 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $5,032.00
20230331-0023517

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1083

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Todd Kelley, single man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Empower Electric, LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land situated in Davidson County, Tennessee, being Unit No. 2308, 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 at Instrument Number 20201123-0137217, as amended by First Amendment to Declaration for the Residences at Broadwest Filed in Instrument Number 20210817-0111256, Second Amendment to Declaration for the Residences at Broadwest Filed in Instrument Number 20220201-0011431, and Third Amendment to Declaration for the Residences at Broadwest Filed in Instrument Number 20220615-0068119, 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 Todd Kelley, a single person by Special Warranty Deed from 1600 West End Avenue Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20220318-0031445 Register's Office for Davidson County, Tennessee, dated March 07, 2022 and recorded on March 18, 2022.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1616 West End Avenue #2308, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Empower Electric, LLC **1616 West End Avenue #2308** **Nashville, TN 37203**	New Owner	**092-12-4A-101.00**

WITNESS THE EXECUTION HEREOF this 31st day of March, 2023.

Todd Kelley

State of Tennessee)
County of Davidson)

On this 31st day of March, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Todd Kelley and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

COUNTY OF DAVIDSON
ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,360,000.00.**

Affiant

Sworn and subscribed before me on this the 31st day of March, 2023.

Notary Public

My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 03/31/2023 (date of document).

Affiant Signature

03/31/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023