WARRANTY DEED

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-21-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven m. Fann and Debra J. Fann, Trustees of The Fann Family Trust	Steven Fann	
(NAME)	(NAME)	
1803 Broadway, Unit 303	41621 Wilhoite Rd	092 16 0D 303.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **KENNETH L. SACKS AND MARY LISA SACKS, TRUSTEES OF THE SACKS TRUST U/A/D OCTOBER 19, 2015**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN M. FANN AND DEBRA J. FANN, TRUSTEES OF THE FANN FAMILY TRUST DATED APRIL 24, 2007,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 303 of The Bristol on Broadway, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for The Bristol on Broadway, a Condominium Development, of record in Instrument No. 20050517-0055639 and as amended in Instrument No. 20060307- 0026614 and in Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided .53% interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Bristol on Broadway, a Condominium Development, as set out on Exhibit "C" to the Master Deed, of record in Instrument No. 20050517-0055639, said Register's Office, for a more complete identification and description of such Unit.

Together with one parking stall No. 90.

Being the same property conveyed to Kenneth Lewis Sacks and Mary Lisa Gaston Sacks, husband and wife, by Warranty Deed from Shelley Dunck, a married woman, of record in Instrument No. 20180409-0033261, in the Register's Office of Davidson County, Tennessee, dated April 06, 2018 and recorded on April 09, 2018.

Being the same property conveyed to Kenneth L. Sacks and Mary Lisa Sacks, Trustees of the Sacks Trust dated October 19, 2015, by Quitclaim Deed from Kenneth Lewis Sacks and Mary Lisa Gaston Sacks, husband and wife, of record in Instrument No. 20200427-0043840, in the Register's Office of Davidson County, Tennessee, dated April 24, 2020 and recorded on April 27, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Karen Johnson Davidson County
Batch# 1000574 DEEDWARR
05/08/2023 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,415.25
20230508-0034166

unimproved
This is improved x property, known as 1803 Broadway, Unit 303, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 2nd day of May, 2023.

THE SACKS TRUST U/A/D OCTOBER 19, 2015

BY: Kenneth L. Sacks, Trustee

KENNETH L. SACKS, TRUSTEE

BY: _____

MARY LISA SACKS, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kenneth L. Sacks and Mary Lisa Sacks with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The Sacks Trust U/A/D October 19, 2015, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 2nd day of May, 2023.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Commission expires:

Notary Public

True Copy Certification

I, Jennifer Harris, 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 5.2.2023 (date of document).

Affiant Signature

5.2.2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of May, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

