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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444390**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $564,900.00. Affiant Subscribed and sworn to before me, this 26th day of May, 2023. Notary Public My Commission Expires: 01-06-25

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1009997 DEEDWARR
06/01/2023 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.13
20230601-0041481

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Julie Rameas and Peyton Rameas 3000 Vanderbilt Place #225 Nashville TN 37212	~~New Owner~~ Stifel Bank & Trust 12655 Olive Blvd Suite 250 St Louis, MO 63141	Tax Parcel ID No. 104 02 4B 225.00

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, **Dana Henderson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peyton Ainsley Rameas, an unmarried woman, and Julie Renee Rameas and Patrick A. Rameas, wife and husband, joint tenants with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 225 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights a 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 thereof, said Unit being depicted on Exhibit "C" to said Master Deed together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, being amended in Instrument Nos. 20070629-0077729; 20081016-0104201; 20101130-0095113; 20151228-0130187; 20170316-0025728; 20170816-0083852; 20171208-0125448; 20180213-0014078; 20181214-0121640; 20190318-0024128; 20190624-0060657 and 20210304-0028708 said Register's Office.

Being the same property conveyed to Dana Henderson, a single woman, by Warranty Deed from Patricia Sechi-Capote and Ernesto Capote, wife and husband, of record in Instrument No. 20210517-0066244, in the Register's Office of Davidson County, Tennessee, dated May 11, 2021 and recorded on May 17, 2021.

Being the same property conveyed to Patricia Sechi-Capote and Ernesto Capote, wife and husband, by Warranty Deed from Cynthia D. Townsend, an unmarried woman, of record in Instrument No. 20190424-0037760, in the Register's Office of Davidson County, Tennessee, dated April 22, 2019 and recorded on April 24, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Bristol West End, a Condominium Development of record in Instrument No. 20070503-0053313, as amended by instrument(s) of record in Instrument Nos. 20070629-0077729; 20081016-0104201; 20101130-0095113; 20151228-0130187; 20170316-0025728; 20170816-0083852; 20171208-0125448; 20180213-0014078; 20181214-0121640; 20190318-0024128; 20190624-0060657 and 20210304-0028708; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances, recorded in Instrument No. 20040615-0070569.

Easement recorded in Instrument No. 20060320-0031877 and Re-Recorded in Instrument No. 20060405-0039176.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050603-0062976.

This is improved property located at 3000 Vanderbilt Place #225 Nashville TN 37212

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 26th day of May, 2023.

Dana Henderson

Dana Henderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dana Henderson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 June 1, 2023.

Affiant
Date: 6/1/2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 1st day of June, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY