WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of June, 2023

(Affix Seal) Notary Public

My Commission Expires

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 05-09-2026

2023-05-873

Karen Johnson Davidson County
Batch# 1012490 DEEDWARR
06/08/2023 09 10 53 AM 2 pgs
Fees $13 00 Taxes $2,201 50

20230608-0043528

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joseph L. Brown, III, Janet O. Brown, and Grant Lockwood Brown 1803 Broadway #531 Nashville, TN 37203	Northpoint Bank 5303 28th St CISE Grand Rapids MI 49546	Map/Parcel 092-16-0D-531-00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rebecca L. Cathey and Tyler L. Cordell, wife and husband**, hereinafter called the GRANTORS, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph L. Brown, III and Janet O. Brown, and Grant Lockwood Brown**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit: & wife & the unmarried

Land lying and being located in Nashville, Davidson County, Tennessee, being Unit No. 531 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in Register's Office for Davidson County. Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .94% interest in the Common Elements of the Bristol on Broadway Condominium.

Being the same property conveyed to Rebecca L. Cathey and Tyler L. Cordell, as Joint Tenants, with rights of survivorship by Warranty deed from Daniel A. Horwitz, unmarried of record in Instrument No. 20210315-0034093 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 15, 2021.

This conveyance is subject to the following: Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1803 Broadway #531, 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 GRANTEES, their heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind themselves, their heirs and assigns, 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.

Effective the 5th day of June, 2023:

Rebecca L. Cathey

Tyler L. Cordell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of June, 2023, before me personally appeared Rebecca L. Cathey and Tyler L. Cordell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of June, 2023.

Notary Signature
My commission expires:

