Karen Johnson Davidson County
Batch# 1013005 DEEDWARR
06/08/2023 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20230608-0043765

WARRANTY DEED

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

File #23-KA-1616-2311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alberto M. Cordoves and Ena M. Cordoves	**Same as New Owner**	
(NAME)	(NAME)	
5505 Arbor Lane		**092-12-4A-104.00-CO**
(ADDRESS)	(ADDRESS)	
Coral Gables, FL 33156		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM ADAMS GEORGE AND ELIZABETH LORING GEARHARDT, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALBERTO M. CORDOVES AND ENA M. CORDOVES, A MARRIED COUPLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 2311, as established in Declaration of Covenants, Conditions and Restrictions for The Residences at Broadwest, a condominium, a Horizontal Property Regime with Private Elements of record at Instrument No 20201123-0137217, amended in Instrument No. 20210817-0111256 and Instrument No. 20220201-0011431, 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 the same property conveyed to William Adams George, unmarried, and Elizabeth Loring Gearhardt, unmarried, as joint tenants with common law rights of survivorship by Warranty deed from 1600 West End Avenue Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220321-0032028 Register's Office for Davidson County, Tennessee, dated March 10, 2022 and recorded on March 21, 2022.

This conveyance is subject to:
* Taxes for the year 2023, a lien not yet due and payable.
* Plan of record as Instrument Number 20080702-0068641, Register's Office of Davidson County, Tennessee.
* Declaration of Condominium for Broadwest, of record in Instrument Number 20201123-0137216, as amended by First Amendment to Declaration of Condominium for Broadwest in Instrument Number 20210817-0111257, Register's Office for Davidson County, Tennessee.
* Charter for Broadwest Master Condominium Association, Inc of record in Instrument Number 20201204-0141154, in the Register's Office for Davidson County, Tennessee.
* Plan attached as Exhibit "F" to the Declaration of Condominium for Broadwest, of record in Instrument Number 20201123-0137216, Register's Office for Davidson County, Tennessee, Register's Office of Davidson County, Tennessee.
* Declaration for The Residences at Broadwest, a Condominium of record in Instrument Number 20201123-0137217, as amended in Instrument Number 20210817-0111256, Instrument Number 20220201-0011431, and Instrument Number 20220615-0068119, Register's Office for Davidson County, Tennessee.
* Charter for Residences at Broadwest Condominium Association, Inc of record in Instrument Number 20201204-0141155, in the Register's Office for Davidson County, Tennessee.
* Plan attached as Exhibit "B" to the Declaration for The Residences at Broadwest, a Condominium, of record in Instrument Number

20201123-0137217, as amended by First Amendment to Declaration for The Residences at Broadwest in Instrument Number 20210817-0111256, Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Easement for Maintenance and Repair of Storm Drainage Facilities and Appurtenances of record in Instrument Number 20080411-0036787, in the Register's Office for Davidson County, Tennessee.
* Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190425-0038139, in the Register's Office for Davidson County, Tennessee.
* Agreement or Dedication of Public Right of Way of record in Instrument Number 20190423-0037193, in the Register's Office for Davidson County, Tennessee.
* Grant of Easement of record in Instrument Number 20201228-0153304, in the Register's Office for Davidson County, Tennessee.
* Stormwater Detention Agreement of record in Instrument 20070510-0055978 and 20080211-0013427, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1616 West End Avenue, #2311, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8th day of June, 2023.

William Adams George

Elizabeth Loring Gearhardt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of June, 2023, before me personally appeared William Adams George, 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 8th day of June, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of June, 2023, before me personally appeared Elizabeth Loring Gearhardt, 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 8th day of June, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 this the 7th day of June, 2023.

Affiant Signature

Date 10/13/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON