Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-CE 23-1616-1708

Karen Johnson Davidson County
Batch# 1039272 DEEDWARR
08/16/2023 03 21 20 PM 2 pgs
Fees $13 00 Taxes $4,181 00

20230816-0064013

This Instrument Prepared by ~~and Return to~~
Bell & Alexander Title Services, Inc
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,130,000 00

Affiant

Subscribed and sworn before me this the 10th day of August, 2023

Notary Public
My commission expires 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
William Donnellan 1616 West End Ave #1708 Nashville, TN 37203	New Owner 1314 Riverview Rd Chattanooga, TN 37405	092-12-4A 035 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BROADWEST 1708, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WILLIAM DONNELLAN, MARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Unit No 1708 of The Residences at Broadwest, created under Title 66, Section 27-201, et seq , as amended, Tennessee Code Annotated, and as established by a Declaration of record in Instrument No 20201123-0137217, as amended in Instrument No 20210817-0111256, Instrument No 20220201-0011431 and Instrument No 20220615-0068119 in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration Reference is hereby made to the plan of The Residences at Broadwest, as shown on Exhibit Map to the Declaration, of record in Instrument No 20201123-0137217, as amended in Instrument No 20210817-0111256, said Register's office, for a more complete identification and description of such Unit

Being the same property conveyed to Broadwest 1708, LLC, a Montana Limited Liability Company, by Warranty Deed dated 02/24/2022, from Chargerco Properties II, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20220308-0026522, in the Register's Office of Davidson County, Tennessee

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 1616 West End Ave #1708, 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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 10th day of August, 2023

Broadwest 1708, LLC

BY _____
Mark Bretz, Authorized Agent

STATE OF Montana

COUNTY OF Missoula

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark Bretz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Authorized Agent of the within named bargainor, a LLC, and that he, as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Mark Bretz as such Authorized Agent

Witness my hand and official seal this 10th day of August, 2023

My commission expires Feb. 1, 2025

KAYLA TIPPS NOTARIAL SEAL STATE OF MONTANA

KAYLA TIPPS
NOTARY PUBLIC for the
State of Montana
Residing at Missoula, MT
My Commission Expires
February 01, 2025

_____
Notary Public