Karen Johnson Davidson County
Batch# 1041179 DEEDWARR
08/22/2023 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $3,256.00
20230822-0065566

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745281**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $880,000.00. Jenna R. Reeder Affiant Subscribed and sworn to before me, this 15th day of August, 2023. Notary Public My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

WARRANTY DEED

Address New Owner: Ryan Lott 1616 W End Avenue #1611 Nashville TN 37203	Send Tax Bills To: Deephaven Mortgage LLC 3530 Toringdon Way, Suite 300 Charlotte, NC 28277	Tax Information: Tax Parcel ID No. 092 12 4A 027.00

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, **Makenzi Hamby, a single person and Sherri Hamby, a married person** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Ryan Lott, an unmarried man**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit No. 1611 as established in Declaration of Covenants, Conditions and Restrictions for The Residences at Broadwest, a condominium of record at Instrument No. 20201123-0137217, as amended by First Amendment to Declaration for The Residences at Broadwest filed in Instrument Number 20210817-0111256, as amended in Instrument No. 20220201-0011431 and Instrument No. 20220615-0068119, 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 Makenzi Hamby, a single person and Sherri Hamby, a married person, by Special Warranty Deed from 1600 West End Avenue Partners LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211122-0154532, in the Register's Office of Davidson County, Tennessee, dated November 10, 2021 and recorded on November 22, 2021.

Being part of the same property conveyed to 1600 West End Avenue Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed from West End Summit Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20180326-0028264, in the Register's Office of Davidson County, Tennessee, dated March 26, 2018 and recorded on March 26, 2018.

Subject property is not the primary, marital residence of Grantor.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West End Summit, as recorded in Instrument No. 20080702-0068641.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201123-0137216; as amended in Instrument No. 20210817-0111257.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201123-0137217; as amended in Instrument No. 20210817-0111256; Instrument No. 20220201-0011431 and Instrument No. 20220615-0068119.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190425-0038139.
Easement for Maintenance and Repair of Storm Drainage Facilities and Appurtenances, recorded in Instrument No. 20080411-0036787.

Easement for Public Right-Of-Way, recorded in Instrument No. 20190423-0037193.

Easement recorded in Instrument No. 20201228-0153304.

This is improved property located at 1616 W End Avenue #1611 Nashville, TN 37203.

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 11th day of August, 2023.

Sherri Hamby by: Makenzi Hamby, Attorney in Fact
Sherri Hamby
By: Makenzi Hamby, Attorney-in-Fact

Makenzi Hamby
Makenzi Hamby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Makenzi Hamby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2023.

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Makenzi Hamby,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Sherri Hamby,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 11th day of August, 2023.

Notary Public

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 22, 2023 (date of document).

Affiant Signature

August 22, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 22nd day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023