Karen Johnson Davidson County
Batch# 1043785 DEEDWARR
08/29/2023 12 25 36 PM 2 pgs
Fees $13 00 Taxes $5,503 75
20230829-0067671

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,487,500.00 Affiant Subscribed and sworn to before me this the 25th day of August, 2023 Notary Public My commission expires

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers.
Katherine Smith	New owner	092-12-4A-067 00-CO
1616 West End Avenue #2007		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT S. COURY AND JILL D. BRYANT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE SMITH, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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 No. 2007, as established in Declaration of Covenants, Conditions and Restrictions for The Residents at Broadwest, a condominium, a Horizontal Property Regime with Private Elements of record at Instrument No 20201123-0137217, First Amendment in Instrument Number 20210817-0111256, Second Amendment in Instrument Number 20220201-0011431, and Third Amendment in Instrument Number 20220615-0068119, being a part of the Declaration of Condominium establishing Broadwest, of record in Instrument Number 20201123-0137216, First Amendment in Instrument Number 20210817-0111257, 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 a portion 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 Register's Office for Davidson County, Tennessee, dated March 26, 2018 and recorded on March 26, 2018

Being the same property conveyed to Robert S Coury and Jill D. Bryant, a married couple by Special Warranty deed from 1600 West End Avenue Partners LLC, A Tennessee Limited Liability Company of record in Instrument No. 20220209-0015115 Register's Office for Davidson County, Tennessee, dated January 28, 2022 and recorded on February 9, 2022

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 08-23-1616-2007

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1616 West End Avenue #2007, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of August, 2023.

Robert S. Coury by Jill D Bryant, Attorney in Fact

Robert S. Coury by Jill D. Bryant, Attorney in Fact

Jill D Bryant

Jill D. Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Robert S. Coury and~~ Jill D Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Witness my hand and seal this 25th day of August, 2023.

Notary Public

My Commission Expires: 3·3·25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2023, before me personally appeared Jill D Bryant, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert S. Coury, as Attorney in Fact, and acknowledged that she executed the same as the free act and deed of Robert S. Coury

Witness my hand and seal this 25th day of August, 2023

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

My Commission Expires 3·3·25