Karen Johnson Davidson County
Batch# 1057231 DEEDWARR
10/03/2023 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20231003-0077851

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/3/26

(AFFIX SEAL)

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File #23-TC-1616-2205

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)
Philip R. Jones	Ameris Bank	
(NAME)	(NAME)	
1279 Stellwood Dr. NE	1000 Corporate Centre #120	092-12-4A-087.00-CO
(ADDRESS)	(ADDRESS)	
Atlanta GA 30306	Franklin TN 37067	
(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, **NOAH THOMAS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILIP R. JONES, A SINGLE MAN** 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 in Davidson County, Tennessee, being Unit No. 2205, of The Residences at Broadwest, as established in Master Deed of record at Instrument No. 20201123-0137217, as amended at Instrument No. 20210817-0111256, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property..

Being the same property conveyed to Noah Thomas, a single man and Taylor Thomas, a married man by Special Warranty deed from 1600 West End Avenue Partners, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20220314-0029168 Register's Office for Davidson County, Tennessee, dated March 4, 2022 and recorded on March 14, 2022.

Being the same property conveyed to Noah Thomas, a single man by Quitclaim deed from Taylor Thomas, a married man of record in Instrument No. 20220513-0055164 Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 13, 2022.

This conveyance is subject to:

* Taxes for the year 2023, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record as Instrument Number 20080702-0068641, Register's Office of Davidson County, Tennessee.
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 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, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the

United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* Charter of Broadwest Master Condominium Association, Inc. of record in Instrument Number 20201204-0141154, in the Register's Office for Davidson County, Tennessee.
* Charter of Residences at Broadwest Condominium Association, Inc. of record in Instrument Number 20201204-0141155, in the 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 Instrument No. 20080211-0013427, in the Register's Office for Davidson County, Tennessee.
* Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
* Subject to rights of others in and to the common areas and/or elements.
* 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, Unit 2205, 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 2nd day of October, 2023.

Noah Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 2023, before me personally appeared Noah Thomas, 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 2nd day of October, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/2/23 (date of document).

Emma Howard

Affiant Signature

Date: 10/2/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of October, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

