Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville TN 37215

Karen Johnson Davidson County
Batch# 1066561 DEEDWARR
10/31/2023 11 56 14 AM 2 pgs
Fees $13 00 Taxes $1,147 00

20231031-0085044

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this 27th day of October, 2023

Notary Public

My commission expires.

KRISTEN VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Janet L. McCain	NEW OWNER	**092-16-0D-624.00-CO**
1803 Broadway # 624		
Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Luanne Story and James A. Story, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Janet L. McCain, unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Unit No 624 of the Bristol on Broadway, a Condominium Development, as set out in the Master Deed of record in Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614 and Instrument No, 20070615-0071857, Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said Unit as prescribed and set forth in said Master Deed, and all recorded amendments and exhibits thereto, which by this reference are incorporated herein and made a part thereof together with a .42% interest in the common elements as provided for in said Master Deed together with Parking Stall #209

Being the same property conveyed to Luanne Story and James A. Story, wife and husband by Warranty deed from Janette Elizabeth Reese, an unmarried woman and Lisa Kay Taylor, an unmarried woman of record in Instrument No 20170816-0083922 Register's Office for Davidson

County, Tennessee, dated August 10, 2017 and recorded on August 16, 2017 (Value of consideration shown in aforementioned deed $210,000.00.)

This is improved property known as **1803 Broadway # 624, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows.

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2 Matters, if any, shown on any applicable Plan of record in the Register's Office for County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of October, 2023.

Luanne Story

James A Story

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Luanne Story and James A Story, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of October, 2023.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Lenders Title Company File No. 23-001213-524

LTC