Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

Affiant

Subscribed and sworn to before me this 16th 24th day of February, 2024.

Notary Public
My Commission Expires:

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-1-2025

Karen Johnson Davidson County
Batch# 1102463 DEEDWARR
02/20/2024 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20240220-0011532

File No.: 2024-826

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mark Diddens and Jeannette Diddens	New Owner	
1803 Broadway, Apt 128 Nashville, TN 37203		092-16-0D-128.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mark Kaczynski and Danielle Kaczynski, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mark Diddens and Jeannette Diddens, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land lying and being located in the 19th Councilmanic district of Nashville, Davidson county, Tennessee, being Unit No. 128 of the Bristol on Broadway, a Condominium Development, being a portion of Lots Nos. 142 and 143 on the plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in the Register's Office for Davidson County, Tennessee, and being more particularly described according to Alta/acsm as-built survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all rights, title and interest relating to said unit as prescribed and set for in the Master deed for the Bristol on Broadway, a Condominium Development, recorded under Instrument Number 20050517-0055639, said Master deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided interest in the common elements of The Bristol on Broadway condominium.

Being the same property conveyed to Mark Kaczynski and Danielle Kaczynski, husband and wife by Warranty Deed from River Shores Property, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210720-0096914 Register's Office for Davidson County, Tennessee, dated July 14, 2021 and recorded on July 20, 2021.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property and the address of the herein described property is believed to be 1803 Broadway, Apt 128, 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 15th day of February, 2024.

Mark Kaczynski

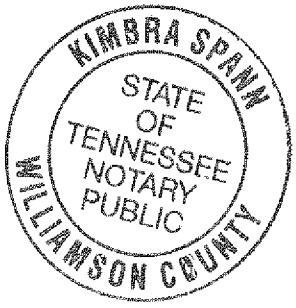
Danielle Kaczynski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of February, 2024, before me personally appeared Mark Kaczynski and Danielle Kaczynski, 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 15th day of February, 2024.

Notary Signature
My commission expires:01/17/2027



Certificate of Authenticity

I, Tonya Loftin, 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 **February 15, 2024**.

Date

Tonya Loftin
Affiant Signature

February 20, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20th day of February, 2024.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)