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 $2,125,000.00.

Affiant

Subscribed and sworn to before me this 26th day of February, 2024.

Notary Public
My Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1105148 DEEDWARR
02/28/2024 08:27:30 AM 4 pgs
Fees: $23.00 Taxes: $7,862.50
20240228-0013467

File No.: 2024-834

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ivan Pedigo and Ann M. Pedigo	New Owner	
1616 West End Ave Unit 2202 Nashville, TN 37203		092-12-4A-084-00-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

Tennessee Highlands Properties, LLC, a Tennessee Limited Liability Company, and Tennessee Lakeview Properties, LLC, a Tennessee Limited Liability Company

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

Ivan Pedigo and Ann M. Pedigo, AKA Michelle Pedigo, husband and wife

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

Land situated in Davidson County, Tennessee, being Unit No. 2202, as established in Declaration of Covenants, Conditions and Restrictions for The Residences at Broadwest, a condominium, a Horizontal Property Regime with Private Elements 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, 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 Sub Innovations LLC, a Tennessee Limited Liability Company by Special Warranty Deed from 1600 West End Avenue Partners LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220217-0018764, Register's Office for Davidson County, Tennessee, dated February 7, 2022 and recorded on February 17, 2022.

Being the same property conveyed to Tennessee Highlands Properties, LLC a 1/2 undivided interest and Tennessee Lakeview Properties, LLC, a 1/2 undivided interest by Quitclaim Deed from Sub Innovations, LLC, a Limited Liability Company, of record Instrument No. 20231114-0088605, Register's Office for Davidson County, Tennessee, dated October 16, 2023 and recorded on November 14, 2023.

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 1616 West End Avenue, Ste 2202, 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 22 day of February, 2024.

Tennessee Highlands Properties, LLC, a Tennessee Limited Liability Company

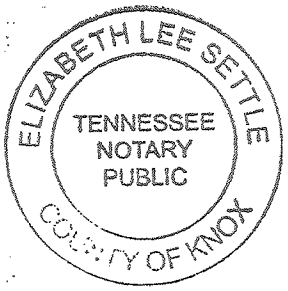
By: _____
Robert Maxson, Sole Member

STATE OF TENNESSEE
COUNTY OF Knox

On this 22 day of February, 2024, before me personally appeared Robert Maxson, Sole Member of Tennessee Highlands Properties, LLC 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 22 day of February, 2024.

_____
Notary Signature
My commission expires: 11/1/2025



Witness my hands this 22 day of February, 2024.

Tennessee Lakeview Properties, LLC, a Tennessee Limited Liability Company

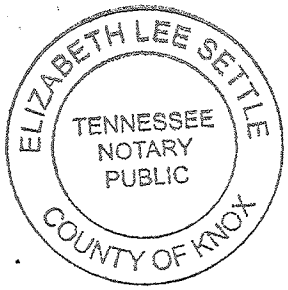
By: _____
John Dell, Sole Member

STATE OF TENNESSEE
COUNTY OF Knox

On this 22 day of February, 2024, before me personally appeared John Dell, Sole Member of Tennessee Lakeview Properties, LLC, 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 22 day of February, 2024.

_____
Notary Signature
My commission expires: 11/1/2025



Certificate of Authenticity

I, Joshua A. Terry, 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 2/22/24.

Affiant Signature – Joshua A. Terry

2/27/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/27/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27