Karen Johnson
Batch # 1113480
03/21/2024 10:33:13 AM
Fees: $13.00 Taxes: $5,735.00
Davidson County
DEEDWARR
2 pgs
20240321-0019572

Warranty Deed

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,550,000.00 Affiant Subscribed and sworn to before me, this the 18th day of March, 2024. Notary Public My commission expires: 03/09/2027

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-RE-24-1616-2607

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Randy W. Bernard Revocable Trust dated April 1, 2019	Morgan Stanley Private Bank National Association	092-12-4A-133.00-CO
1616 West End Ave, Unit 2607	4270 Ivy Pointe Blvd. St. 400	
Nashville, TN 37203	Cincinnati, OH 45245	

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, **PM HALT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDY W. BERNARD, TRUSTEE OF RANDY W. BERNARD REVOCABLE TRUST DATED APRIL 1, 2019**, 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. 2607, 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, 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 PM Halt 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. 20220509-0053028 Register's Office for Davidson County, Tennessee, dated April 27, 2022 and recorded on May 09, 2022.

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, Unit 2607, 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 18th day of March, 2024.

PM Halt LLC, a Tennessee Limited Liability Company

By: _____
Peter Halt, Member

By: _____
Miwon Yi, Member

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 Peter Halt and Miwon Yi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of PM Halt LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 18th day of March, 2024.

_____
Notary Public

My Commission Expires: 3.3.25

