Karen Johnson Davidson County
Batch# 1126727 DEEDWARR
04/24/2024 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20240424-0029653

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-899

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of April, 2024

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Benjamin Hamric and Rachel Service 1803 Broadway, #307 Nashville, TN 37203	New Owner	092-16-0D-307-00

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, I/WE,

Brandi L. Howell F/K/A Brandi L. Bagley, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin Hamric and Rachel Service, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 307 together with the appurtenant interest in the common elements of The Bristol on Broadway, a horizontal property regime established by Master Deed, of record in Instrument No. 20050517-0055639, amended by Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed. Being the same property conveyed to Jackson Taylor Ciolino, unmarried by Warranty Deed from John R Wright, an unmarried person of record in

Instrument No. 20200529-0055607 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on May 29, 2020.

Being the same property conveyed to Brandi L. Bagley, an unmarried woman by Warranty Deed from Jackson Taylor Ciolino, unmarried of record in Instrument No. 20230109-0001568 Register's Office for Davidson County, Tennessee, dated January 04, 2023 and recorded on January 09, 2023.

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 1803 Broadway Nashville, TN 37203.

Christopher Thomas Howell, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1803 Broadway, #307, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 8 day of April, 2024.

Brandi L. Howell

Christopher Thomas Howell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8 day of April, 2024, before me personally appeared Brandi L Howell and Christopher Thomas Howell, 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 8 day of April, 2024.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

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 4/8/2024.

Affiant Signature – Joshua A. Terry

4/24/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/24/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27