THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447471** Karen Johnson Davidson County Batch # 1128929 DEEDWARR 04/30/2024 10:38:53 AM 2 pgs Fees: $13.00 Taxes: $1,813.00 20240430-0031305	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $490,000.00 Affiant Subscribed and sworn to before me, this 26th day of April, 2024. Notary Public My Commission Expires: VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: John A. Mullan 160-A Cuba Hill Road Huntington, NY 11743	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092 16 0D 306.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ann King, Trustee of The Ann King Trust U/A/D November 25, 1994** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John A. Mullan, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 306 of The Bristol on Broadway, a condominium, 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 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 right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, as amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, 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. .80% interest in the Common Elements of the Bristol on Broadway Condominium.

Together With Two Parking Stalls #93 And #87.

Being the same property conveyed to Ann King, Trustee of The Ann King Trust U/A/D November 25, 1994, by Warranty Deed from Anil Abraham and Catherine Abraham, Husband and Wife, of record in Instrument No. 20140707-0059422, in the Register's Office of Davidson County, Tennessee, dated July 07, 2014, and recorded on July 07, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of John Boyd Home Place Nashville, as recorded in Plat Book 21, Page 39.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Bristol on Broadway Condominium of record in Instrument No. 20050517-0055639, as amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857; also subject to easements, rights and interests in favor of other unit owners,

and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in Instrument No. 20050927-0116120.

Easement for Maintenance and Repair, recorded in Instrument No. 20071113-0132706.

Easement for Right of Way, recorded in Instrument No. 20161212-0130093.

Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property located at 1803 Broadway, #306 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April, 2024.

The Ann King Trust U/A/D November 25, 1994

BY: Ann King
Ann King, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann King, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are a Trustee of The Ann King Trust U/A/D November 25, 1994, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of April, 2024.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026