WARRANTY DEED

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

DM-FC-24-1616-2107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Broadwest Property Holding LLC	Same as new owner	
(NAME) **3496 Talimore Knoll**	(NAME)	**092-12-4A-078.00-CO**
(ADDRESS) **Marietta, GA 30066**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID MATHIAS AND LORI MATHIAS, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BROADWEST PROPERTY HOLDING LLC, A GEORGIA DOMESTIC LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2107, of The Residences at Broadwest, as established in Master Deed of record at Instrument No. 20201123-0137217, as amended at Instrument No. 20210817-0111256, Instrument No. 20220201-0011431 and Instrument No. 20220615-0068119 , in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Mathias and Lori Mathias, a married couple by Special Warranty Deed from 1600 West End Avenue Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20220318-0031439 Register's Office for Davidson County, Tennessee, dated March 08, 2022 and recorded on March 18, 2022.

This conveyance is subject to:

- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20080702-0068641, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Condominium for Broadwest, of record in Instrument Number 20201123-0137216, as amended by First Amendment to Declaration of Condominium for Broadwest in Instrument Number 20210817-0111257, Register's Office for Davidson County, Tennessee.
- Charter for Broadwest Master Condominium Association, Inc of record in Instrument Number 20201204-0141154, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "F" to the Declaration of Condominium for Broadwest, of record in Instrument Number 20201123-0137216, Register's Office for Davidson County, Tennessee, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration for The Residences at Broadwest, a Condominium of record in Instrument Number 20201123-0137217, as amended in Instrument Number 20210817-0111256, Instrument Number 20220201-0011431, and Instrument Number 20220615-0068119, Register's Office for Davidson County, Tennessee.
- Charter for Residences at Broadwest Condominium Association, Inc of record in Instrument Number 20201204-0141155, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration for The Residences at Broadwest, a Condominium, of record in Instrument Number 20201123-0137217, as amended by First Amendment to Declaration for The Residences at Broadwest in Instrument Number 20210817-0111256, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Maintenance and Repair of Storm Drainage Facilities and Appurtenances of record in Instrument Number 20080411-0036787, in the Register's Office for Davidson

Karen Johnson Davidson County
Batch # 1130091 DEEDWARR
05/02/2024 11:56:22 AM 2 pgs
Fees: $13.00 Taxes: $5,254.00
20240502-0032246

County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190425-0038139, in the Register's Office for Davidson County, Tennessee.
- Agreement or Dedication of Public Right of Way of record in Instrument Number 20190423-0037193, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20201228-0153304, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument 20070510-0055978 and 20080211-0013427, in the Register's Office for Davidson County, Tennessee.
- Rights of tenants, as tenants only, under recorded or unrecorded leases.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1616 West End Ave Unit #2107, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF APRIL, 2024.

David Mathias

Lori Mathias

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID MATHIAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORI MATHIAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212