Karen Johnson Davidson County
Batch# 1134641 DEEDWARR
05/14/2024 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20240514-0035670

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447541** BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 9th day of May, 2024. Brooke Hicks Notary Public My Commission Expires: 5-9-26

WARRANTY DEED

Address New Owner: Kale, LLC 1616 West End Avenue #2507 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092 12 4A 122.00

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, **Bradley Johnson Shepard and Kimberly Guy Shepard, as Co-Trustees of the Bradley and Kimberly Shepard Revocable Trust under agreement dated January 26, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kale, LLC, A Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit No. 2507 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 No. 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 the same property conveyed to Bradley Johnson Shepard and Kimberly Guy Shepard, as Co-Trustees of the Bradley and Kimberly Shepard Revocable Trust under agreement dated January 26, 2023, by Warranty Deed from Bradley Shepard and wife, Kimberly Shepard, of record in Instrument No. 20230127-0006331, in the Register's Office of Davidson County, Tennessee, dated January 26, 2023 and recorded on January 27, 2023.

Being the same property conveyed to Bradley Shepard and Kimberly Shepard, husband and wife, by Special Warranty Deed from 1600 West End Avenue Partners LLC, a Tennessee limited Liability Company, of record in Instrument No. 20220421-0046455, in the Register's Office of Davidson County, Tennessee, dated April 13, 2022 and recorded on April 21, 2022.

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 West End Summit, as recorded in Instrument No. 20080702-0068641.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201123-0137216, as amended in Instrument No. 20210817-0111257.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201123-0137217, as amended in Instrument Nos. 20210817-0111256, 20220201-0011431 and 20220615-0068119.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190425-0038139.

Easement for Maintenance and Repair of Storm Drainage Facilities and Appurtenances, recorded in Instrument No. 20080411-0036787.

Easement for Public Right-Of-Way, recorded in Instrument No. 20190423-0037193.

Easement recorded in Instrument No. 20201228-0153304.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20070510-0055978 and 20080211-0013427.

Ordinance No. BL2006-1132 recorded in Instrument No. 20070201-0013052.

Ordinance No. BL2006-983 recorded in Instrument No. 20070201-0013053.

This is improved property located at 1616 West End Avenue #2507 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 9th day of May, 2024.

The Bradley and Kimberly Shepard Revocable Trust under agreement dated January 26, 2023

Kimberly Guy Shepard
By: Kimberly Guy Shepard, Co-Trustee

By: Bradley Johnson Shepard, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly Guy Shepard and Bradley Johnson Shepard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of The Bradley and Kimberly Shepard Revocable Trust under agreement dated January 26, 2023, the maker or a constituent of the maker and is 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 9th day of May, 2024.

Notary Public
My Commission Expires: _____

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

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 9, 2024**.

Affiant Signature

May 14, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 14th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25