This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22780-DJ

Karen Johnson Davidson County
Batch# 1152831 DEEDWARR
07/01/2024 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,359.75
20240701-0049027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $367,500.00.

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2024.

Notary Public
My Commission Expires: 3/20/2028

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William E. McBreen and Ann L. McBreen 130 Appletree Dr., Media, PA 19063	New Owner	092-16-0D-517-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Caitlin Kimberly Keenum, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William E. McBreen and Ann L. McBreen, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated within Davidson County, Tennessee, and being known as Unit 517, together with the appurtenant common elements of The Bristol on Broadway, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of The Bristol on Broadway, a condominium development, of record in Instrument No. 20050517-0055639; as amended in Instrument No. 20060307-0026614; and in Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest 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 buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the site plan of The Bristol on Broadway attached as exhibit to said Master Deed, as amended; and the Original Plan of the Boyd Addition to Nashville of record in Book 21, page 39, said Register's Office; for a more complete identification and placement of such Unit.

Together with a .56% interest in the common elements as provided in said Master Deed, as amended.

Together with Parking Stall #172.

Being the same property conveyed to Caitlin Kimberly Keenum, an unmarried woman by Warranty Deed from Brian Moroney and Mary Moroney, husband and wife, dated August 3, 2021, recorded August 4, 2021, of record in Instrument No. 20210804-0105038, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1803 Broadway, Apt 517, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

CK 27

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~28th~~ day of June, 2024.

GRANTOR:

Caitlin Kimberly Keenum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Caitlin Kimberly Keenum, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that SHE executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~28th~~ 27 day of June, 2024.

CM

Notary Public
My Commission expires: 3/3/26

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 6/28/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6/28/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th **day of** June, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

