Karen Johnson Davidson County
Batch# 1169327 DEEDWARR
08/14/2024 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,378.25
20240814-0062290

PREPARED BY (AND RETURN TO):

Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63744
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rachel Hahn 1803 Broadway #117 Nashville, TN 37203	Same as Owner

TAX MAP PARCEL NUMBERS: 092160D11700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$372,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Courtney B. Dashe, now known as Courtney B. Turnbull, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Rachel Hahn, unmarried woman,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee being Unit No. 117 of The Bristol on Broadway, a Condominium Development, as set out in Master Deed of record as Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, in the Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said unit as prescribed and set forth in said Master Deed and all recorded amendments and exhibits thereto, which reference are incorporated herein and made a part hereof, together with a .55% interest in the common elements as provided for in said Master Deed and together with parking stall #30.

Being the same property conveyed to Courtney B. Dashe, unmarried by Warranty Deed from Bristol on Broadway L.P., a Tennessee Limited Partnership, dated October 14, 2005 and recorded on October 19, 2005 of record in Instrument No. 20051019-0126029, Register's Office for Davidson County, Tennessee. The said Courtney B. Dashe is now known as Courtney B.Turnbull.

David Turnbull, spouse of Courtney B. Dashe Turnbull, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Subject to 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. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20161212-0130093, said Register's Office. The provisions of the condominium Master Deed of record in Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614, Instrument No. 20070615-0071857, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of The Bristol on Broadway Condominium Owners Association of record in Instrument No. 20071024-0125856 and corrected in Instrument No. 20071024-0125857, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1803 Broadway, # 117, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of August, 2024

Courtney B. Dashe Turnbull **David Turbull**

State of Tennessee

County of Davidson

On this 13th day of August, 2024, before me the undersigned authority, personally appeared Courtney B. Dashe Turnbull ~~and David Turnbull~~, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2025

State of Tennessee

County of Davidson

On this 13th day of August, 2024, before me the undersigned authority, personally appeared and David Turnbull, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $372,500.00.

Affiant

Sworn and subscribed before me this 13th day of August, 2024.

My Commission Expires: _____ Notary

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, LaShey Welsh *(custodian's name)*, 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 8/13/2024 *(date of document)*.

LaShey Welsh — Custodian's Signature

8/14/2024 — date

STATE OF TENNESSEE
COUNTY OF Maury

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

LaShey Welsh — Notary Public

MY COMMISSION EXPIRES: 1/20/2027

LASHEY WELSH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY