Karen Johnson Davidson County
Batch# 1185407 DEEDWARR
09/24/2024 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240924-0074093

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-4530

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 day of September, 2024

Notary Public

Commission Expires: 4-18-26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Meadow Ridge Investments, Inc. 1803 Broadway, #513 Nashville, TN 37203	NEW OWNER	092-16-0D-513.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Christopher R. Carnell and Sheri Elizabeth Carnell, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Meadow Ridge Investments, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A condominium apartment unit located in Davidson County, Tennessee, being Unit No. 513 of the Bristol on Broadway, A Condominium Development, as set out in the Master Deed of record as Instrument No. 20050517-0055639 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 by this reference are incorporated herein and made a part hereof.

Together with a .41% interest in the common elements as provided for in said Master Deed.

Being the same property conveyed to Christopher R. Carnell, a unmarried man by Warranty Deed from Bristol on Broadway, a Tennessee Limited Partnership of record in Instrument No. 20051207-0147405 Register's Office for Davidson County, Tennessee, dated December 02, 2005 and recorded on December 07, 2005. **Sheri Elizabeth Carnell hereby joins in the execution of this deed to convey any and all marital rights she may have.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1803 Broadway, #513, 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 GRANTEES, their heirs and assigns forever; and we so 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. 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.

Dated this the 20 day of September, 2024.

Christopher R. Carnell

Sheri Elizabeth Carnell

STATE OF Massachusetts
COUNTY OF Plymouth

On this 20 day of September, 2024, before me personally appeared Christopher R Carnell and Sheri Elizabeth Carnell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of September, 2024.

Notary Signature
My commission expires: 01-24-2031

KENY PETIT-FRERE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 24, 2031

Certificate of Authenticity

I, Joshua A. Terry, 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 9-20-24.

Affiant Signature – Joshua A. Terry

9-24-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9-24-24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27