Karen Johnson Davidson County
Batch# 1190602 DEEDWARR
10/04/2024 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $5,901.50
20241004-0077418

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

G-P-24-1616-1601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(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)
Alexandra Louise Elliott and Matthew Kieron Elliott	NEW OWNER	
(NAME)	(NAME)	092-12-4A-017.00-CO
1616 West End Ave #1601		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **KRH NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDRA LOUISE ELLIOTT AND MATTHEW KIERON ELLIOTT, WIFE AND HUSBAND**, 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 situated in Davidson County, Tennessee, being Unit No. 1601 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 Number 20210817-0111256, 20220201-0011431 and 20220615-0068119, in 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 KRH TR, LLC, an Alabama Limited Liability Company by Special Warranty Deed from 1600 West End Avenue Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211117-0153190 Register's Office for Davidson County, Tennessee, dated November 10, 2021 and recorded on November 17, 2021.

Being a portion of the same property conveyed to KRH Nashville, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from KRH TR, LLC, an Alabama Limited Liability Company of record in Instrument No. 20220816-0092653 Register's Office for Davidson County, Tennessee, dated July 19, 2022 and recorded on August 16, 2022 and Corrective Quitclaim Deed Recorded In Instrument Number. 20221025-0115755, Register's Office for Davidson County, Tennessee, dated October 25, 2022 and recorded on October 25, 2022.

Being a portion of the same property conveyed to KRH Nashville, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from KRH TR, LLC, an Alabama Limited Liability Company of record in Instrument No. 20220818-0093651, Register's Office for Davidson County, Tennessee, dated July 19, 2022 and recorded on August 18, 2022 and Corrective Quitclaim Deed Recorded In Instrument Number. 20221025-0115755, Register's Office for Davidson County, Tennessee, dated July 19, 2022 and recorded on August 18, 2022.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, 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 Covenants, Conditions and Restrictions for The Residences at Broadwest, a Condominium of record in Instrument Number 20201123-0137217, First Amendment in Instrument Number 20210817-0111256, Second Amendment in Instrument Number 20220201-0011431, and Third Amendment in Instrument Number 20220615-0068119, Register's Office for Davidson County, Tennessee.

• Charter of Residences at Broadwest Condominium Association, Inc. of record in Instrument Number 20201204-0141155, in the Register's Office for Davidson County, Tennessee.
• Charter of Broadwest Master Condominium Association, Inc. of record in Instrument Number 20201204-0141154, in the Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Condominium establishing Broadwest, a Master Condominium of record in Instrument Number 20201123-0137216, First Amendment in Instrument Number 20210817-0111257, Register's Office for Davidson County, Tennessee.
• Articles of Organization limited liability company of record in Instrument Number 20180322-0027297, in the 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 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 Instrument No. 20080211-0013427, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1616 West End Ave #1601, 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 30 DAY OF SEPTEMBER, 2024.

KRH Nashville, LLC

BY: _____
Kathy Heacock
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHY HEACOCK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of KRH NASHVILLE, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public
My **Commission Expires:** 5.5.25
(SEAL)



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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 30.

Affiant Signature

4th day of October, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028