WARRANTY DEED

Karen Johnson
Batch # 1210666
12/02/2024 02:51:23 PM
Fees: $13.00 Taxes: $5,365.00
Davidson County
DEEDWARR
2 pgs
20241202-0093601

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(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)
Edwin M. Carter, III and Penni R. Carter	**EDWIN M. CARTER, III AND PENNI R. CARTER**	
(NAME)	(NAME)	
108 McKinney Circle	**108 MCKINNEY CIRCLE**	**092-12-4A-034.00-CO**
(ADDRESS)	(ADDRESS)	
Estill Springs, TN 37330	**ESTILL SPRINGS, TN 37330**	
(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, **ALEXANDER N. ARNET, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDWIN M. CARTER, III AND PENNI R. CARTER, CO-TRUSTEES OF THE 2022 CARTER TENANCY BY THE ENTIRETY REVOCABLE TRUST U/A/D MARCH 31, 2022,** 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. 1707, as established in the Declaration for The Residences at Broadwest, a Condominium, of record at Instrument No 20201123-0137217, as amended in Instrument No. 20210817-0111256, and the Declaration of Condominium for Broadwest of record in Instrument No. 20201123-0137216, as amended in Instrument No. 20210817-0111257, in the Register's Office of Davidson County, Tennessee. Reference is hereby made to the Condominium Plat of Broadwest attached as Exhibit "F" to the Declaration of Condominium for Broadwest, of record in Instrument No. 20201123-0137216, in the Register's Office of Davidson County, Tennessee, and the Plat attached as Exhibit "B" to the Declaration for The Residences at Broadwest, a Condominium, of record at Instrument No 20201123-0137217, as amended in Instrument No. 20210817-0111256, Register's Office for Davidson County, Tennessee, for a more complete identification and description of the Unit.

Being the same property conveyed to Alexander N. Arnet, a single person by Special Warranty Deed from 1600 West End Avenue Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20211202-0159796 Register's Office for Davidson County, Tennessee, dated November 29, 2021 and recorded on December 02, 2021.

This conveyance is subject to:
- Taxes for the year 2025, 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 and 20200225-0021059, 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 Avenue #1707, 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 2 DAY OF DECEMBER, 2024.

Alexander N. Arnet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDER N. ARNET, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of December, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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