THIS INSTRUMENT WAS PREPARED BY AND PLEASE
RECORD AND RETURN TO:
FREEDOM TITLE SERVICES, LLC
135 CENTER POINTE DR, CLARKSVILLE, TN 37040
931-647-0677

Name and Address of New Owner:
Robert Kinney and Alexa Albert
1803 Broadway, Apartment #217
Nashville, Tennessee 37203

Send Tax Bills To:
Robert Kinney and Alexa Albert
1803 Broadway, Apartment #217
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1216611 DEEDWARR
12/16/2024 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20241216-0097435

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 092-16-0D-217.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nathaniel B. Harris and Alexandra N. Harris (f/k/a Alexandra N. Slonina), husband and wife**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Robert Bryan Kinney and Alexa C. Albert, as tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land lying and being located in, Davidson County, Tennessee, being Unit 217 of The Bristol on Broadway, a condominium, being a portion of Lot Nos. 142 and 143 on the Plan of the Boyd Addition to more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble and Associates, PLLC dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .56% interest in the common elements of the Bristol on Broadway Condominium. Together with one parking stall #69.

Being the same property conveyed to Nathaniel B. Harris, unmarried, and Alexandra N. Slonina, unmarried, as tenants in common with right of survivorship, by Warranty Deed from Kirk Wickline, unmarried, of record in Instrument No. 20160426-0040290 Register's Office for Davidson County, Tennessee, dated April 21, 2016 and recorded on April 26, 2016.

Being improved property known as **1803 Broadway, Apartment #217, Nashville, Tennessee 37203.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

THIS CONVEYANCE IS SUBJECT TO: THE PLAN, WITH OWNER'S CERTIFICATE, OF RECORD IN INSTRUMENT NO 20050517-0055369, 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. THE PROVISIONS OF THE CONDOMINIUM MASTER DEED OF RECORD IN INSTRUMENT NO 20050517-0055639, 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.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 12 day of December, 2024.

Nathaniel B Harris (SEAL)
Nathaniel B. Harris

Alexandra N Harris f/k/a (SEAL)
Alexandra N. Harris (f/k/a Alexandra N. Slonina)

STATE OF GA
COUNTY OF Bibb

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathaniel B. Harris and Alexandra N. Harris (f/k/a Alexandra N. Slonina), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12 day of December, 2024.

AMELIA J SMITH
NOTARY PUBLIC
Bibb County
State of Georgia
My Comm. Expires September 30, 2028

Notary Public
My commission expires: 9/30/28

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Mont.)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 16 day of December, 2024.

Notary Public
My commission expires: 10/14/25
File No. GNT-24-3708

SAEDRA BYARD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

202412160097435

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Dana Robertson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that the electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/12/24 (date of document).

Affiant Signature

12/12/2024

Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 12 day of December, 2024.

Notary Signature

My Commission Expires: 10-14-25
Notary Seal

