# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1221994 DEEDWARR
12/31/2024 12 11 04 PM 2 pgs
Fees $13 00 Taxes $3,515 00

20241231-0101534

G-P-24-1616-2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

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

**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) |
|---|---|---|
| **The JST Nashville Trust dated December 20, 2024** | Same as NEW OWNER | |
| (NAME) **2916 West Villa Rosa Park** | (NAME) | **092-12-4A-069 00-CO** |
| (ADDRESS) **Tampa, FL 33611** | (ADDRESS) | |
| (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, **CHARLES E. LYON, AN UNMARRIED MAN, AND AND KIMBERLY LYON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN T. TOUCHTON, JR., TRUSTEE OF THE JST NASHVILLE TRUST DATED DECEMBER 20, 2024,** 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 2009 of The Residences at Broadwest, A Condominium, as established in Master Deed of record at Instrument No 20201123-0137217, as amended (if applicable) at Instrument No 20210817-0111256, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property

Being the same property conveyed to Charles E Lyon and Kimberly Lyon, husband and wife by Special Warranty Deed from 1600 West End Avenue Partners, LLC, a Tennessee limited liability company of record in Instrument No 20220217-0018787 Register's Office for Davidson County, Tennessee, dated February 07, 2022 and recorded on February 17, 2022

This conveyance is subject to

- Taxes for the year 2025 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 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

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 #2009, 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 DECEMBER, 2024.

Charles E Lyon by Margaret Means, Attorney in Fact

Charles E Lyon by Margaret Means,
Attorney in Fact

Kimberly Lyon

Kimberly Lyon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CHARLES E LYON, and who acknowledged he/she/they executed the same as the free act and deed of the said CHARLES E. LYON.

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

Notary Public
My Commission Expires
(SEAL)

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

RM

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Fulton

RM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY LYON, 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 30th of December, 2024

Notary Public
My Commission Expires 06/21/2028
(SEAL)

REBECCA D'ARCY MOORE
My Commission Expires
NOTARY PUBLIC
06/21/2028
DEKALB COUNTY, GEORGIA

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