WARRANTY DEED

Karen Johnson Davidson County
Batch # 1229975 DEEDWARR
01/24/2025 10 04 33 AM 2 pgs
Fees $13 00 Taxes $1,221 00

20250124-0005601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MELISSA HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

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)
Osmin Osael Sorto and Lizeth Sarai Sorto	United Wholesale Mortgage	
(NAME) **2115 Yeaman Pl #232**	(NAME) PO BOX 202028	082 15 0A 038 00
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Florence SC 29502	
(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, **AXEL J. BROOME, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OSMIN OSAEL SORTO AND LIZETH SARAI SORTO,*** 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

*husband and wife

A certain condominium located in Davidson County, Tennessee, being Unit No 232 of 5TH AND MAIN CONDOMINIUM, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Master Deed establishing 5TH AND MAIN CONDOMINIUM of record in Instrument No 20060630-0078751, as amended in Instrument No 20070104-0001656, Instrument No 20070424-0048607, Instrument No 20080411-0036927, Instrument No 20080512-0048553, Instrument No 20081120-0114262, Instrument No 20110921-0073283, Instrument No 20111129-0092827, Instrument No 20120409-0030284, Instrument No 20120820-0074741, Instrument No 20121017-0095419, Instrument No 20130911-0096032, Instrument No 20140804-0069914, Instrument No 20161222-0134731, Instrument No 20200714-0076798, Instrument No 20210526-0071635, Instrument No 20220823-0095272, Quitclaim Deed and Assignment recorded in Instrument No 20110304-0017580 and Attorney's Certificate recorded in Instrument No 20060630-0078752, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the and embracing the regime and buildings thereof, said Unit being depicted on said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed

Being the same property conveyed to Axel J Broome, an unmarried man, by Warranty Deed from Gary A Glover and wife, Robin H Glover, of record in Instrument No 20210430-0058148 (Scrivener's Affidavit recorded in Instrument No 20210513-0064511), in the Register's Office of Davidson County, Tennessee, dated April 16, 2021, and recorded on April 30, 2021

This conveyance is subject to
• Taxes and assessments for the year 2024 and subsequent years, not yet due and payable
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VTH 5TH AND MAIN, LLC PROPERTY, as recorded in Instrument No 20121012-0093520
• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5TH AND MAIN Condominium of record in Instrument No 20060630-0078751, as amended in Instrument Nos 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, 20140804-0069914, 20161222-0134731, 20200714-0076798, 20210526-0071635, 20220823-0095272, Quitclaim Deed and Assignment recorded in Instrument No 20110304-0017580 and Attorney's Certificate recorded in Instrument No 20060630-0078752, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or

upon the land embracing the regime and building thereon
• Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 3930, Page 324 and Book 3953, Page 115
• Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10078, Page 364, Book 10169, Page 1 and Book 11625, Page 241
• Covenants, Conditions and Restrictions as set forth in Quitclaim Deed recorded in Instrument No 20060630-0078750
• Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument Nos 20050623-0072133 and 20050623-0072134
• Easement for Grant of Overhead Line, recorded in Instrument No 20070228-0024576
• Easement for Water Mains, recorded in Instrument No 20070820-0099109
• Easement for Grant of Utility Line, recorded in Instrument No 20150130-0008966
• Easement recorded in Book 64, Page 257 and Instrument No 20130726-0077475
• Stormwater Detention Agreement as set forth in instrument recorded in Instrument No 20050623-0072082
• Subordination, Nondisturbance and Attornment Agreement as set forth in instrument recorded in Instrument No 20060928-0120284
• Charter for 5th and Main Condominium Association, Inc , recorded as Instrument No 20060626-0076032
• Charter for 5th and Main Residential Owner, Inc , recorded as Instrument No 20060803-0094877
• Certificate of Compliance recorded in Book 3969, Page 927
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2115 Yeaman Pl #232, Nashville, Tennessee 37206**

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 15th DAY OF JANUARY, 2025

Axel J Broome

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AXEL J BROOME, 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 15th of January, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission # 01LU0014861
Commission Expires 10/25/2027

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