Karen Johnson Davidson County
Batch# 1245494 DEEDWARR
03/10/2025 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20250310-0017932

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2026

Y-CPI-25-3000-109

**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) |
|---|---|---|
| **GHSN Holdings, LLC** | **Same as New Owner** | |
| (NAME) | (NAME) | |
| **1502 Shady Ridge Court** | | **104-02-4B-109.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Bowling Green, KY 42104** | | |
| (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, **MARY ELLEN KORAN AND CODY RAY GOODWIN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GHSN HOLDINGS, LLC, A KENTUCKY LIMITED LIABILITY COMPANY,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 109, of Bristol West End, a Condominium Development established pursuant to the provisions 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 Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 as amended in Instrument No. 20070629-0077729, 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187 and Instrument No. 20170316-0025728 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 land embracing the regime and buildings thereof, said Unit being depicted on Exhibit " C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, said Register's Office.

Being the same property conveyed to Mary Ellen Koran and Cody Ray Goodwin, married man by Warranty Deed from Drew W. Wright and Christianne R. Wright, husband and wife of record in Instrument No. 20210719-0096255 Register's Office for Davidson County, Tennessee, dated July 9, 2021 and recorded on July 19, 2021.

Being the same property conveyed to Mary Ellen Koran and Cody Ray Goodwin, wife and husband by Quitclaim Deed from Mary Ellen Koran and Cody Ray Goodwin, married man of record in Instrument No. 20220809-0090530 Register's Office for Davidson County, Tennessee, dated July 28, 2022 and recorded on August 9, 2022.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record as Instrument Number 20060801-0093560, Register's Office of Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Instrument Number 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, Instrument No. 20170816-0083852, Instrument No. 20171208-0125448, Instrument No. 20180213-0014078, Instrument No. 20181214-0121640, Instrument No. 20190318-0024128, Instrument No. 20190624-0060657, Instrument No. 20210304-0028708 and Instrument No. 20240508-0033866 and Instrument No. 20240521-0037809, Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20050105-0001970 in the Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the As-Built Survey and Plan attached as Exhibit "C" to the aforementioned Master Deed as subsequently amended.

- Subject to the By-Laws of Bristol West End Condominium Association, Inc. attached as Exhibit "B" to the aforementioned Master Deed as subsequently amended.
- Subject to the Charter of Bristol West End Condominium Association, Inc. attached as Exhibit "G" to the aforementioned Master Deed as subsequently amended.
- Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument Number 20040615-0070569, in the Register's Office for Davidson County, Tennessee.
- Easement for construction and access of record in Instrument Number 20060320-0031877 and re-recorded in Instrument No. 20060405-0039176, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20050603-0062976, in the Register's Office for Davidson County, Tennessee.
- Urban Zoning Overlay of record as Metro Ordinance No. B62000-364 made applicable by Ordinance No. BL2000-476 of record in The Metropolitan Clerk's Office for Davidson County, Tennessee.
- Assignment of Developer's Rights of record in Instrument Number 20071227-0148043, 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: **3000 Vanderbilt Pl #109, Nashville, Tennessee 37212**.

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 10th DAY OF MARCH, 2025.

Mary Ellen Koran

Mary Ellen Koran

Cody Ray Goodwin

Cody Ray Goodwin

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ELLEN KORAN, 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 10th of March, 2025.

Notarized online using audio-video communication

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

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

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CODY RAY GOODWIN, 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 10th of March, 2025.

Notarized online using audio-video communication

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

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

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 March 10, 2025 (date of document).

Stephanie Woodall
Affiant Signature

Date March 10, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of March, 2025.

Melissa Jansen
Notary's Signature

My Commission Expires: _____

