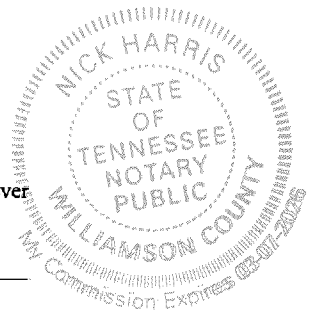
This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-5976-SL



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $349,000.00.

Landyn Apple
Affiant

Subscribed and sworn to before me, this the 12th day of May, 2025.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 1272493 DEEDWARR
05/13/2025 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20250513-0037692

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Landyn Apple 1803 Broadway Unit 630 Nashville, TN 37203	1803 Broadway Apt. 630 Nashville, TN 37203	092 16 0D 630.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Trever Keith and Christina Keith, Trustees of The Keith Family Trust dated January 17, 2018 (individually and/or collectively, "Grantor"), transfer and convey unto Landyn Apple, an unmarried woman (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit 630 of THE BRISTOL ON BROADWAY, A CONDOMINIUM DEVELOPMENT as established under Master Deed of record in Instrument No. 20050517-0055639 and amended in Instrument No. 20060307-0026614 and 20070615-0071857 register's office for Davidson County, Tennessee to which Master Deed reference is hereby made for a more particular description of said unit together with Parking Stall 217.

Also conveyed is the following property:

Being Parking Space No. 224 of THE BRISTOL ON BROADWAY, A CONDOMINIUM DEVELOPMENT as set out in Master Deed of record in Instrument No. 20050517-0055639 and amended in Instrument No. 20060307-0026614 and 20070615-0071857 register's office for Davidson County, Tennessee, together with all right, title and interest relating to said Parking Space as set forth in the Master Deed.

Being the same property conveyed to Trever Keith and Christina Keith, Trustees of the Keith Family Trust dated January 17, 2018, by Quitclaim Deed from Trever Keith and Christina Keith, husband and wife, of record in Instrument No. 20180123-0006721, in the Register's Office of Davidson County, Tennessee, dated January 17, 2018 and recorded on January 23, 2018.

Being the same property conveyed to Trever Keith and Christina Keith, by Warranty Deed from Teresa Bradshaw, and husband J. Mark Bradshaw and J. Matthew Bradshaw, unmarried, of record in Instrument No. 20160318-0025775, in the Register's Office of Davidson County, Tennessee, dated March 14, 2016 and recorded on March 18, 2016.

This is improved property located at: **1803 Broadway, Apt. 630, Nashville, TN 37203**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 12th day of May, 2025.

GRANTOR:

The Keith Family Trust dated January 17, 2018

By:_____
Christina Keith, Trustee

By:_____
Trever Keith, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christina Keith and Trever Keith, Trustees of The Keith Family Trust dated January 17, 2018, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of May, 2025.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

Certificate of Authenticity

I, Nick Harris, 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 May 12, 2025.

Affiant Signature

5/12/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of May, 20 25.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY