BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch # 1280727 DEEDWARR 06/03/2025 09 41 27 AM 2 pgs Fees $13 00 Taxes $2,201 50 20250603-0043394	STATE OF TN) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $595,000.00 Affiant Subscribed and sworn to before me, this 2nd day of June, 2025. Notary Public My Commission Expires: 11/2/26 CASSANDRA LAPOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Sydney West, Han West, and Joey West 613 Vernon Avenue #9, Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 091-09-1I-013-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HARVEY 11 TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SYDNEY WEST, A SINGLE WOMAN, AND JOEY WEST AND HAN T. WEST, HUSBAND AND WIFE, AS JOINT TENANTS WITH SURVIVORSHIP RIGHTS** ("Grantees"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain private element unit situated within the bounds of Davidson County, Tennessee, being Unit 613 #9, together with the appurtenant common elements of Breeze Block Townhomes, as created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated; and as established by the Declaration of Covenants, Conditions and Restrictions for Breeze Block Townhomes, a horizontal property regime with private elements (a planned unit development created under the Tennessee Horizontal Property Act), of record in Instrument No. 20230330-0023079, in the Register's Office for Davidson County, Tennessee; and being subject to the provisions and requirements thereof; and the By-Laws for the administration thereof; and an undivided percentage interest in the common areas/elements appurtenant to said unit; 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. Reference is hereby made to the Site-Plan attached as Exhibit to said Declaration; Original Plan of record in Book 161, pages 134 and 135, said Register's Office; and see also Master Declaration for Breeze Block, of record in Instrument No. 20210922-0127366, said Register's Office, to which site-plan; boundary plat; and Master Declaration references are hereby made for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Harvey 11 Tennessee, LLC, a Tennessee Limited Liability Company by Deed dated April 18, 2024 from Breeze Block Townhomes, LLC, a Tennessee Limited Liability Company, recorded April 18, 2024, in Instrument Number 202404180027843, in the Official Records of Davidson County, Tennessee.

This is unimproved property commonly known as: **613 Vernon Avenue #9, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 2nd day of June, 2025.

HARVEY 11 TENNESSEE, LLC

TIMOTHY HARVEY, AUTHORIZED REPRESENTATIVE

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **TIMOTHY HARVEY** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of **HARVEY 11 TENNESSEE, LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 2nd day of June, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____