Karen Johnson Davidson County
Batch# 1280752 DEEDWARR
06/03/2025 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20250603-0043425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

WARRANTY DEED

LESLIE LUSBY
STATE OF TENNESSEE
NOTARY PUBLIC
Comm. Exp. 2-7-2026
KNOX COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 2-7-26

(AFFIX SEAL)

B-BR-25-1803-518

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)
Juliette Fralick and Dylan Gabel	Juliette Fralick	
(NAME)	(NAME)	**092 16 0D 518.00**
1803 Broadway #518	2890 Selton Ln.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Midlothian, TX 76065	
(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, **CHRISTINA H. ANDERSEN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIETTE FRALICK AND DYLAN GABEL,** 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 518, together with the appurtenant interest in the common elements of THE BRISTOL ON BROADWAY, A CONDOMINIUM DEVELOPMENT, a horizontal property regime established by Master Deed, of record in Instrument No. 20050517-0055639 as amendment recorded in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.
Together With a .41% interest in the common elements as provided for in said Master Deed.
Together With parking stall #173.

Being the same property conveyed to Christina H. Andersen, by Warranty Deed from Bristol on Broadway, a Tennessee limited partnership, of record in Instrument No. 20051129-0143558, in the Register's Office of Davidson County, Tennessee, dated November 23, 2005, and recorded on November 29, 2005.

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOHN BOYD HOME PLACE NASHVILLE, as recorded in Plat Book 21, Page 39.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE BRISTOL ON BROADWAY, A CONDOMINIUM DEVELOPMENT Condominium of record in Instrument No. 20050517-0055639 as amendment recorded in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857; 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.
- Easement recorded in Instrument No. 20071113-0132706 and Instrument No. 20161212-0130093.
- Attention is directed to the fact that one or more of the boundary lines of the subject property may abut a limited access roadway with rights of access limited to those points designated by the applicable governmental authority.
- Subject to Conservation Zoning and Urban Zoning Overlay of record as metro Ordinance No. BL2000- 364 made applicable by Ordinance No. BL2000-476 of record in the Metropolitan Clerk's Office.
- Charter for The Bristol on Broadway Condominium Owners Association, Inc., recorded in Instrument No. 20071024-0125856 and also see Correction Recorded in Instrument No. 20071024-0125857.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1803 Broadway #518, 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 29 DAY OF MAY, 2025.

Christina H. Andersen by Hanne Grace Kyzer, attorney-in-fact

Christina H. Andersen by Hanne Grace Kyzer, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANNE GRACE KYZER, 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 CHRISTINA H. ANDERSEN, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTINA H. ANDERSEN.

Witness my hand and official seal, this the 29th of May, 2025.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

SILLY BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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

Tennessee Certification of Electronic Document

I, Greg Pratt, 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 5-29-25 (date of document).

Greg Pratt
Affiant Signature

5-29-25
Date

State of Tennessee

County of Knox

Sworn to and subscribed before me this 29 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2-7-26

NOTARY'S SEAL

