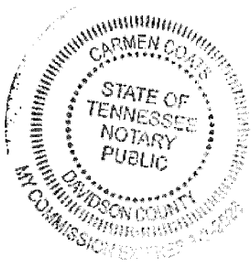
Karen Johnson Davidson County
Batch# 1285484 DEEDWARR
06/18/2025 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $3,289.30
20250618-0047801

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $889,000.00. Affiant Subscribed and sworn to before me, this the 13th day of June, 2025. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Subplott, LLC	New Owner(s)	092-12-4A-027.00-CO
732 S 6th Street, Suite R		
Las Vegas, NV 89101		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RYAN LOTT, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUBPLOTT, LLC**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit No. 1611, as established in Declaration of Covenants, Conditions and Restrictions for The Residences at Broadwest, a condominium of record at Instrument No. 20201123-0137217, as amended by First Amendment to Declaration for The Residences at Broadwest filed in Instrument No. 20210817-0111256, Instrument No. 20220201-0011431, and Instrument No. 20220615-0068119, in the Register's Office of Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Makenzi Hamby, a single person and sherri Hamby, a married person by Warranty Deed from 1600 West End Avenue Partner LLC, a Tennessee limited liability company of record in Instrument No. 20211122-0154532 Register's Office for Davidson County, Tennessee, dated November 10, 2021 and recorded on November 22, 2021.

Being the same property conveyed to Ryan Lott, an unmarried man by Warranty Deed from Makenzi Hamby, a single person and Sherri Hamby, a married person of record in Instrument No. 20230822-0065566 Register's Office for Davidson County, Tennessee, dated August 15, 2023 and recorded on August 22, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1616 West End Avenue #1611, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of June, 2025.

Ryan Lott

STATE OF NEVADA
COUNTY OF CLARK

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan Lott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of June, 2025.

Notary Public

My Commission Expires: 2/15/2029

G SAGMIT
Notary Public, State of Nevada
Appointment No. 21-0437-01
My Appt. Expires Feb 15, 2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 13. 2025.

Affiant Signature

17th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028