WARRANTY DEED

Karen Johnson Davidson County
Batch# 1287346 DEEDWARR
06/20/2025 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250620-0048319

File #25-TC-1803-628

(SEAL)
KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford KP

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES: 8/21/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean Darby and Claudine Darby	New Owners	
(NAME)	(NAME)	**092 16 0D 628.00**
1803 Broadway, #628		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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,

MATTHEW P. BURKE, MARRIED,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SEAN DARBY, AND CLAUDINE DARBY, husband and wife

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:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 628 of THE BRISTOL ON BROADWAY, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of Boyd Addition to Nashville recorded December 21, 1857, in Plat Book 21, Page 39, in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, as amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .58% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with one parking stall #214.

A certain Parking Space known as Parking Space #243 of The Bristol on Broadway, a Condominium located in Nashville, Davidson County, Tennessee, said Parking Space #243 being hereby assigned to Unit 628 as a Limited Common Element of said Condominium.

Being the same property conveyed to Matt Burke aka Matthew P. Burke, a single person, by Warranty Deed from John Dewitt Kingston, an unmarried man, of record in Instrument No. 20070430-0051089, in the Register's Office of Davidson County, Tennessee, dated April 27, 2007 and recorded on April 30, 2007. Also see Conveyance of Limited Common Element recorded in Instrument No. 20081002-0100451, in the Register's Office of Davidson County, Tennessee. Matt Burke and Matthew P. Burke are one and the same. Matthew P. Burke has since married, this was not the marital residence for the Grantor.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOHN BOYD HOME PLACE, 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 of record in Instrument No. 20050517-0055639, as amended 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.
* Charter for The Bristol on Broadway Condominium Owners Association, Inc. recorded as Instrument No. 20071024-0125856, as Corrected in Instrument No. 20071024-0125857.
* Common Open Space Deed recorded as Instrument No. 20081002-0100451.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **MATTHEW P. BURKE**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202506200048317, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: **1803 Broadway, #628, Nashville, TN 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 16th day of June, 2025.

Matthew P. Burke by ____, his attorney in Fact

Matthew P. Burke by John Bishop, his 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, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MATTHEW P. BURKE**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MATTHEW P. BURKE**.

Witness my hand and official seal this **16th** day of **June, 2025**.

Notary Signature
My Commission Expires: ____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 6/16/2025 (date of document).

Affiant Signature

6/16/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 16 day of JUNE, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL