BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1289808
06/25/2025 09:37:50 AM
Fees: $13.00 Taxes: $2,016.50

Davidson County
DEEDWARR
2 pgs

20250625-0049944

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1803 Broadway, LLC, a Florida limited liability company	New Owner	
(NAME) 1024 Genius Drive	(NAME)	092 16 0D 431.00
(ADDRESS) Winter Park, FL 32789	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLES H. BENWAY JR., AND KAREN S. BENWAY, TRUSTEES OF **THE EAM NOMINEE TRUST U/A/D DECEMBER 5, 2008**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1803 BROADWAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A 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, Unit No. 431 of THE BRISTOL ON BROADWAY, A Condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857 in Book 21, Page 39, 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 Master Deed for The Bristol on Broadway, a Condominium, recorded as Instrument No. 20050517-0055639 as Amended in Instrument Nos. 20060307-0026614 and 20070615-0071857 both recorded in the Register's Office for Davidson County, Tennessee, which Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest conveyed includes, without limiting the generality of the foregoing, an undivided 94% interest in the Common Elements of the Bristol on Broadway Condominium.

Being the same property conveyed to Charles H. Benway, JR., Trustee and Karen S. Benway, Trustee of the Eam Nominee Trust U/A/D December 5, 2008, by Warranty Deed from Nancy Mitchell Thompson, Married, of record in Instrument No. 20190725-0072999, in the Register's Office of Davidson County, Tennessee, dated July 22, 2019 and recorded on July 25, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

MO2025-832

unimproved
This is improved x property, known as 1803 Broadway #431, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 18 day of June, 2025

THE EAM NOMINEE TRUST U/A/D DECEMBER 5, 2008

BY: Charles H Benway

CHARLES H. BENWAY JR., TRUSTEE

BY: Karen S Benway

KAREN S. BENWAY, TRUSTEE

STATE OF Massachusetts
COUNTY OF Middlesex

Personally appeared before me, the undersigned notary public, Charles H. Benway Jr., and Karen S. Benway, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The EAM Nominee Trust U/A/D December 5, 2008, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 18 day of June, 2025.

Commission expires: 01-03-2031

Notary Public

LUIS TEJADA
Notary Public, Commonwealth of Massachusetts
My Commission Expires 01/03/2031

MO2025-832