THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250551048

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $355,250 00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2025

Notary Public
My Commission Expires. _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2026

Karen Johnson
Batch # 1291686
06/30/2025 10 42 25 AM
Fees $13 00 Taxes $1,314 43

Davidson County
DEEDWARR
2 pgs

20250630-0051275

WARRANTY DEED

Address New Owner	Send Tax Bills To·	Tax Information:
Amy A Paschold 1803 Broadway, Unit 219 Nashville TN 37203	New Owner	Tax Parcel ID No 092-16-0D-219.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry T. Jackson and Camilla S. Jackson, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Amy A. Paschold, a married woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows·

Land in Davidson County, Tennessee, being Unit No. 219 , on the Horizontal Property Regime for The Bristol on Broadway, a Condominium Development, as recorded in the Master Deed of record in Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614 and in Instrument No 20070615-0071857, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description , together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed. Together with Grantor's interest in Limited Common Elements known as Parking Stall 71.

Being the same property conveyed to LARRY T. JACKSON AND CAMILLA S. JACKSON, HUSBAND AND WIFE, by deed from KYLE R. NATHE AND KRISTEN M. NATHE, HUSBAND AND WIFE, of record in Instrument No. 20180131-0009674, dated January 29, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par 092-16-0D-219.00 CO.

Matters shown on the Plan of record in Plat Book 21, page 39, said Register's Office

Master Deed and Bylaws of record in Instrument No 20050517-0055639, Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, said Register's Office.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No BL2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee

Grant of Easement of record in Instrument No. 20161212-0130093, said Register's Office.

Limited Easement of record in Instrument No. 20071113-0132706, said Register's Office.

This is improved property located at 1803 Broadway, Unit 219 Nashville TN 37203

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 27th day of June, 2025

Larry T. Jackson

Camilla S. Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry T Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2025

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Camilla S. Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2025.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025