Karen Johnson
Batch # 1295718
07/10/2025 10:56:34 AM
Fees: $18.00 Taxes: $4,995.00
Davidson County
DEEDWARR
3 pgs
20250710-0054303

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-110-1004

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38743-06-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00. Tommy Ducklo Affiant Subscribed and sworn to before me this 8th day of July, 2025. Notary Public My Commission Expires:

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tommy Ducklo, Beth Ducklo 110 31st Avenue North, 1004 Nashville, TN 37203	SAME AS NEW OWNER	Map and Parcel No.: 104024C09700CO

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, Bryan R. Bradford, Trustee of the Bryan Robertson Bradford Trust u/a dated December 18, 2012 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Tommy Ducklo and Beth Ducklo, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 110 31st Avenue North, 1004, Nashville, TN 37203.

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

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 1th day of July, 2025.

GRANTOR:

TRUSTEE OF THE BRYAN ROBERTSON BRADFORD TRUST U/A DATED DECEMBER 18 2012

Bryan R. Bradford, Trustee of the Bryan Robertson Bradford Trust u/a dated December 18, 2012

STATE OF GEORGIA

COUNTY OF FULTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bryan R. Bradford, Trustee of the Bryan Robertson Bradford Trust u/a dated December 18, 2012, 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 1th day of July, 2025.

Notary Public
My Commission Expires: June 12, 2029

OMARA HARRIS NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA JUNE 12 2029

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1004, together with the appurtenant interest in the common elements of The West End, a horizontal property regime established by Master Deed, of record in Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed establishing The West End of record as Instrument No. 20080408-0035628, and further amended by Instrument No. 20090512-0043586, Instrument No. 20090921-0087974, Instrument No. 20211123-0155484, Instrument No. 20230313-0017699, Instrument No. 20230313-0017700, and Instrument No. 20230313-0017703 said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers P2-61 and P2-62 and Storage Space Numbers P1-11 which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to James C. Bradford, III, Trustee of the James C. Bradford, III Trust u/a dated January 30, 2007 by Special Warranty Deed dated November 29, 2012 from West End Partners LLC, a Tennessee limited liability company, of record in Instrument No. 20121204-0111379, Register's Office for Davidson County, Tennessee. James C. Bradford, III died on November 8, 2021 and Bryan R. Bradford became the successor Trustee of the James C. Bradford, III Trust u/a dated January 30, 2007.

Being the same property conveyed to Bryan R Bradford, Trustee of the Bryan Robertson Bradford Trust u/a dated December 18, 2012 by Trustee's Quitclaim Deed dated February 23, 2024 from Bryan R. Bradford, Trustee of the James C. Bradford, III Trust u/a dated January 30, 2007, as amended and restated, of record in Instrument No. 20240304-0014967, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 104024C09700CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The West End, of record in Instrument No. 20080401-0032619, amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586, Instrument No. 20090921-0087974, Instrument No. 20211123-0155484, Instrument No. 20230313-0017699, Instrument No. 20230313-0017700, and Instrument No. 20230313-0017703 Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 57, page 46, Register's Office for Davidson County, Tennessee.
5. Easement for storm drainage of record in Instrument No. 20051013-0123589, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20051013-0123588, Register's Office for Davidson County, Tennessee.
7. Grant of Easement of record in Instrument No. 20140328-0025603, Register's Office for Davidson County, Tennessee.