Karen Johnson Davidson County
Batch# 1297792 DEEDWARR
07/15/2025 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $8,695.00
20250715-0055669

Warranty Deed

SARAH HAZLEWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,350,000.00. Affiant Subscribed and sworn to before me, this the 14th day of July, 2025. Notary Public My commission expires: 9-7-26

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:
DOC Trust	New Owner(s)	092-12-4A-106.00-CO
P.O. Box 291947		
Nashville, TN 37229		

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, **THOMAS A. GEORGE AND ANNAMARIE FILIPPONE-GEORGE, CO-TRUSTEES OF THE GEORGE AND FILIPPONE FAMILY TRUST DATED MAY 4, 2007**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOC TRUST**, 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 2402, as established in the Declaration for The Residences at Broadwest, a Condominium, of record at Instrument No 20201123-0137217, as amended in Instrument No. 20210817-0111256, in the Register's Office of Davidson County, Tennessee. Reference is further made to the Plat attached as Exhibit "B" to the aforesaid Declaration, as amended, all to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas A. George and Annamarie Filippone-George, Co-Trustees of the George and Filippone Family Trust Dated 5/4/07 by Special Warranty Deed from 1600 West End Avenue Partners, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20220516-0056002 Register's Office for Davidson County, Tennessee, dated May 02, 2022 and recorded on May 16, 2022.

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 #2402, 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 14th day of July, 2025.

The George and Filippone Family Trust dated May 4, 2007

By: _____ Co-Trustee
Thomas A. George, Co-Trustee

By: _____ Co-Trustee
Annamarie Filippone-George, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas A. George and Annamarie Filippone-George, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustees of The George and Filippone Family Trust dated May 4, 2007, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 8th day of July, 2025.

_____
Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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 July 14. 2025.

Affiant Signature

15th day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

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

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