WARRANTY DEED

Karen Johnson Davidson County
Batch# 1301724 DEEDWARR
07/24/2025 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20250724-0058440

File #25-TC-0601-302

(SEAL)

SHEA MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF July, 2025.

Shea McCly
Notary Public
MY COMMISSION EXPIRES: 12-19-2026

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)
Amy J. Reyes, Trustee of Amy J. Reyes Testamentary Trust	**NEW OWNER**	
(NAME)	(NAME)	**082 13 0K 302.00**
1601 Madison St. Unit 302		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(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,

BRADLEY RYAN OWENS AND WENDY BETH OWENS, HUSBAND AND WIFE,

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

AMY J. REYES, TRUSTEE OF AMY J. REYES TESTAMENTARY TRUST, ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF JOHN A. REDDELL,

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being all of Unit No. 302 of The Elliott School Condominiums, a Condominium, created under Title 66, Section 27-201, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Instrument No. 20210603-0074528, as amended in Instrument No. 20210817-0111417 and Instrument No. 20220211-0016111, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Elliott School Condominiums, as shown on Exhibit Map to the Master Deed, of record in Instrument No. 20210603-0074528, as amended in Instrument No. 20210817-0111417 and Instrument No. 20220211-0016111, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Bradley Ryan Owens and Wendy Beth Owens, husband and wife, by Special Warranty Deed from Mainland Germantown, LLC, a Tennessee limited liability company, of record in Instrument No. 20220214-0016918, in the Register's Office of Davidson County, Tennessee, dated January 28, 2022 and recorded on February 14, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D.T. MCGAVOCK'S FIRST ADDITION, as recorded in Plat Book 10, Page 606.
* 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 ELLIOTT SCHOOL CONDOMINIUMS of record in Instrument No. 20210603-0074528, as amended in Instrument No. 20210817-0111417 and Instrument No. 20220211-0016111; 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.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210602-0074189.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130 and Supplemented in Book 11625, Page 280.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and

Systems recorded in Instrument No. 20170726-0075599, Instrument No. 20190107-0001584 and Instrument No. 20200116-0005944.
* Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20170914-0093947.
* Easement for Tennessee Conservation, recorded in Book 6210, Page 39.
* Easement for Right of Way, recorded in Book 8385, Page 239.
* Charter for The Elliott School Condominium Association, Inc. recorded as Instrument No. 20210607-0075731.
* 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 **WENDY BETH OWENS** as Attorney-in-Fact for **BRADLEY RYAN OWENS**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number **202507240058439**, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 601 Madison Street, Unit 302, Nashville, TN 37208.

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 23rd day of July, 2025.

Bradley Ryan Owens by Wendy Beth Owens Attny. in fact
Bradley Ryan Owens by Wendy Beth Owens, his Attorney-In-Fact

Wendy Beth Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WENDY BETH OWENS**, 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 **BRADLEY RYAN OWENS**, and who acknowledged he/she/they executed the same as the free act and deed of the said **BRADLEY RYAN OWENS**.

Witness my hand and official seal this **23rd** day of **July, 2025**.

Notary Signature
My Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2025, before me personally appeared Wendy Beth Owens, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of July, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Tennessee Certification of Electronic Document

I, Shea McCauley, 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 7-23-2025 (date of document).

Shea McCauley
Affiant Signature

7-23-2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 23 day of July, 2025.

Skyler Youngblood
Notary's Signature

MY COMMISSION EXPIRES: 4-25-29

NOTARY'S SEAL

