Karen Johnson Davidson County
Batch# 1310274 DEEDWARR
08/15/2025 07:39:30 AM 5 pgs
Fees: $28.00 Taxes: $3,089.50
20250815-0064967

WARRANTY DEED

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Miranda Belote, Attorney at Law, 365 West Main Street, Hendersonville, TN 37075

File No.: 2025.0116

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
David Mazess and Elizabeth Mazess		092 12 4A 038.00
(NAME)	(NAME)	
1616 West End Avenue, Unit 1711	3221 Baker Lane	
(ADDRESS)	(ADDRESS)	
Nashville TN 37203	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Thirty-Five Thousand And No/100 Dollars ($835,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES B. CUNEO AND MARY EVANS CUNEO, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID MAZESS AND ELIZABETH MAZESS, HUSBAND AND WIFE , 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:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☑ property, known as 1616 West End Avenue, Unit 1711, Nashville, TN 37203
(House No.) (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, at office, this 13 day of August, 2025.

James B. Cuneo, Cindy Smith Rudy, His Attorney in Fact
James B. Cuneo, by Cindy Smith Rudy, His Attorney-in-Fact

Mary Evans Cuneo, Cindy Smith Rudy Her Attorney in Fact
Mary Evans Cuneo, by Cindy Smith Rudy, Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Cindy Smith Rudy, attorney-in-fact for James B. Cuneo, with whom I am personally acquainted, and who acknowledged that Cindy Smith Rudy, executed the within instrument for the purposes therein contained, and who further acknowledged that Cindy Smith Rudy, is the attorney-in-fact for James B. Cuneo, and is authorized by James B. Cuneo, to execute this instrument on behalf of James B. Cuneo.

Witness my hand, at office, this 13 day of August, 2025.

J Miranda Belote
Notary Public
My Commission Expires: 2/27/29

J MIRANDA BELOTE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Cindy Smith Rudy, attorney-in-fact for Mary Evans Cuneo, with whom I am personally acquainted, and who acknowledged that Cindy Smith Rudy, executed the within instrument for the purposes therein contained, and who further acknowledged that Cindy Smith Rudy, is the attorney-in-fact for Mary Evans Cuneo, and is authorized by Mary Evans Cuneo, to execute this instrument on behalf of Mary Evans Cuneo.

Witness my hand, at office, this 13 day of August, 2025.

J M Belote
Notary Public
My Commission Expires: 2/27/29

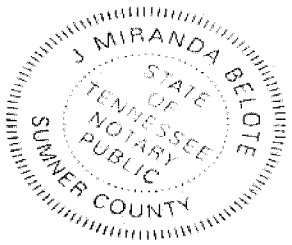


EXHIBIT "A"

Land situated in Davidson County, Tennessee, being Unit 1711, as established in Declaration of Covenants, Conditions and Restrictions for The Residents at Broadwest, a condominium, a Horizontal Property Regime with Private Elements of record in Instrument No. 20201123 - -137216, Amended in Instrument No. 20210817 – 0111257, in the Register's Office for Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to James B. Cuneo and Mary Evans Cuneo, husband and wife, by Warranty Deed from Mason R. Revelette, unmarried man, dated Jun14, 2022 and recorded June 15, 2022 in Instrument No. 20220615 – 0068578, Register's Office for Davidson County, Tennessee.

Commonly known as 1616 West End Avenue, Unit 1711, Nashville, TN 37203

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 August 13, 2025.

Date

Affiant Signature

8/14/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of August, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029