This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-6983-SL

Karen Johnson Davidson County
Batch# 1315811 DEEDWARR
08/28/2025 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20250828-0069102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

Affiant

Subscribed and sworn to before me, this the 26th 27th day of August, 2025.

Notary Public
My Commission Expires: 10/4/27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kevin Wilson, Trustee of Kevin Wilson Living Trust dated December 8, 2020 1616 West End Ave. Unit 2205 Nashville, Tn 37203	The New Owner	092 12 4A 087.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Philip R. Jones, a single man** (individually and/or collectively, "Grantor"), transfer and convey unto **Kevin Wilson, Trustee of Kevin Wilson Living Trust dated December 8, 2020** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2205, of THE RESIDENCES AT BROADWEST, A CONDOMINIUM, as established in Master Deed of record at Instrument No. 20201123-0137217, as amended in Instrument No. 20210817-0111256; Instrument No. 20220201-0011431 and Instrument No. 20220615-0068119, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Noah Thomas, a Single Man and Taylor Thomas, a Married Man, by Special Warranty Deed from 1600 West End Avenue Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220314-0029168, in the Register's Office of Davidson County, Tennessee, dated March 04, 2022, and recorded on March 14, 2022.

Further being the same property conveyed to Philip R. Jones, a Single Man, by Warranty Deed from Noah Thomas, a Single Man, of record in Instrument No. 20231003-0077851, in the Register's Office of Davidson County, Tennessee, dated October 02, 2023, and recorded on October 03, 2023.

This is improved property located at: **1616 West End Avenue, Unit 2205, Nashville, TN 37203.**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said

taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 26th day of August, 2025.

GRANTOR:

Philip R. Jones

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Fulton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Philip R. Jones, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of August, 2025.

Notary Public
My Commission expires: 8/28/27

AYESHA MITCHELL
Notary Public, Georgia
Fulton County
My Commission Expires
August 28, 2027

True Copy Certification

I, John W. Bishop, 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 this the 26 day of August, 2025.

Affiant Signature
Date 8/28/2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026