Karen Johnson Davidson County
Batch# 1317917 DEEDWARR
09/03/2025 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250903-0070418

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Y-CM-25-3000-323

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cathy Morrison Freeman	**Same as New Owner**	
(NAME)	(NAME)	**104-02-4B-323.00-CO**
410 Rockridge Avenue		
(ADDRESS)	(ADDRESS)	
Trussville, AL 35173		
(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, **THE BARNETT FAMILY TRUST, DATED OCTOBER 23, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CATHY MORRISON FREEMAN, A MARRIED WOMAN,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 323 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest 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 buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed; and voting percentage as set forth in Exhibit "D' to said Master Deed. as amended in Instrument Nos. 20070629-0077729, 20081016-0104201; 20101130-0095113; 20151228-0130187; 20170316-0025728; 20170816-0083852; 20171208-0125448; 20180213-0014078; 20181214-0121640; 20190318-0024128; 20190624-0060657; 20210304-002870; 20240508-0033866; 20240521-0037809; and 20250304-0016028 said Register's Office.

Being the same property conveyed to Jeffrey Scott Barnett and Claire Elizabeth Barnett, Co-Trustees of the Barnett Family Trust, Dated October 23, 2018 by Warranty Deed from Sandra B. Greene, unmarried of record in Instrument No. 20190522-0048452 Register's Office for Davidson County, Tennessee, dated May 21, 2019 and recorded on May 22, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20060801-0093560, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20070503-0053313, amended in Instrument Nos. 20070629-0077729, 20081016-0104201; 20101130-0095113; 20151228-0130187; 20170316-0025728; 20170816-0083852; 20171208-0125448; 20180213-0014078; 20181214-0121640; 20190318-0024128; 20190624-0060657; 20210304-002870; 20240508-0033866; 20240521-0037809; and 20250304-0016028 Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20050105-0001970 in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the As-Built Survey and Plan attached as Exhibit "C" to the aforementioned Master Deed as subsequently amended.
- Subject to the By-Laws of Bristol West End Condominium Association, Inc. attached as Exhibit "B" to the aforementioned Master Deed as subsequently amended.
- Subject to the Charter of Bristol West End Condominium Association, Inc. attached as Exhibit "G" to the aforementioned Master Deed as subsequently amended.
- Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of in favor of The Metropolitan Government Nashville and Davidson County record in Instrument Number 20040615-0070569, in the Register's Office for Davidson County, Tennessee.

• Easement for construction and access of record in Instrument Number in favor of Bristol West End, LLC, a Tennessee limited liability company 20060320-0031877 and re-recorded in Instrument No. 20060405-0039176, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument Number 20050603-0062976, in the Register's Office for Davidson County, Tennessee.
• Twenty foot (20') sanitary sewer easement along the Easterly lot line of Lot 20 and the Westerly lot lines of Lots 4, 5, 6 and 7, as shown on the ALTA/ACSM Survey dated August 3, 2004, last revised May 9, 2005, by Robert M. Searson, Tenn. R.L.S. No. 1666.
• Urban Zoning Overlay of record as Metro Ordinance No. B62000-364 made applicable by Ordinance No. BL2000-476 of record in The Metropolitan Clerk's Office for Davidson County, Tennessee.
• Assignment of Developer's Rights of record in Instrument Number 20071227-0148043, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Vanderbilt Place #323, Nashville, Tennessee 37212**.

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 2nd DAY OF SEPTEMBER, 2025.

The Barnett Family Trust, dated October 23, 2018

BY: _____
Jeffrey Scott Barnett
Co-Trustee

BY: _____
Claire Elizabeth Barnett
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY SCOTT BARNETT, CO-TRUSTEE of THE BARNETT FAMILY TRUST, DATED OCTOBER 23, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 2nd of September, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAIRE ELIZABETH BARNETT, CO-TRUSTEE of THE BARNETT FAMILY TRUST, DATED OCTOBER 23, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 2nd of September, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

True Copy Certification

I, **Tonya Cherry,** 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 2 day of September, 2025.

Affiant Signature

Date 9/2/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027