WARRANTY DEED

Karen Johnson Davidson County
Batch# 1333272 DEEDWARR
10/13/2025 08:07:30 AM 4 pgs
Fees: $23.00 Taxes: $5,920.00
20251013-0081341

(SEAL)

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,600,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES: 10/4/27

File #25-JJ-1616-2101

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Lara S. White (NAME)	**New Owner** (NAME)	
1616 West End Avenue, Unit 2101 (ADDRESS)	(ADDRESS)	**092 12 4A 072.00**
Nashville, TN 37203 (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,

SIGNATURE SIX LLC, AN ALABAMA LIMITED LIABILITY COMPANY, AND KATHERINE BRASFIELD, A SINGLE PERSON,

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

LARA S. WHITE,

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:

Land situated in Davidson County, Tennessee, being Unit No. 2101 as established in Declaration of Covenants, Conditions and Restrictions for THE RESIDENCES AT BROADWEST, A CONDOMINIUM, a Horizontal Property Regime with Private Elements of record at Instrument No 20201123-0137217, as amended by First Amendment to Declaration for The Residences at Broadwest filed in Instrument Number 20210817-0111256; Second Amendment to Declaration for The Residences at Broadwest filed in Instrument Number 20220201-0011431 and Third Amendment to Declaration for The Residences at Broadwest filed in Instrument Number 20220615-0068119, in the Register's Office of 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 Signature Six, LLC, An Alabama Limited Liability Company and Katherine Brasfield, A Single Woman, by Special Warranty Deed from 1600 West End Avenue Partners, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20220222-0019784, in the Register's Office of Davidson County, Tennessee, dated February 08, 2022 and recorded on February 22, 2022.

This conveyance is subject to:

* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOHN BOYD HOME PLACE NASHVILLE, as recorded in Plat Book 21, Page 39.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST END SUMMIT, as recorded in Instrument No. 20080702-0068641.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BROADWEST of record in Instrument No. 20201123-0137216, as amended in Instrument No. 20210817-0111257; said Register's Office.

* 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 RESIDENCES AT BROADWEST, A CONDOMINIUM of record in Instrument No. 20201123-0137217, as amended at Instrument Nos. 20210817-0111256, 20220201-0011431 and 20220615-0068119; said Register's Office.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190425-0038139.
* Easement for Maintenance and Repair of Storm Drainage Facilities and Appurtenances, recorded in Instrument No. 20080411-0036787.
* Easement for Right of Way, recorded in Instrument Nos. 20190423-0037193 and 20201228-0153304.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070510-0055978 and Re-Recorded in Instrument No. 20080211-0013427.
* Charter for Residences at Broadwest Condominium Association, Inc., recorded as Instrument No. 20201204-0141155.
* Ordinance No. BL2006-1132 recorded in Instrument No. 20070201-0013052.
* Ordinance No. BL2006-983 recorded in Instrument No. 20070201-0013053.
* Right of Entry recorded in Instrument No. 20070518-0059519.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **1616 West End Avenue, Unit 2101, Nashville, TN 37203**.

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 9 day of October, 2025.

Signature Six LLC, an Alabama Limited Liability Company

By: _____
David W. Brasfield, Manager

By: _____
Phyllis M. Brasfield, Manager

_____
Katherine Brasfield

DYLAN MESSIMER
NOTARY PUBLIC
JEFFERSON COUNTY
ALABAMA-STATE AT LARGE
MY COMMISSION EXPIRES MARCH 27, 2026

STATE OF Alabama
COUNTY OF Shelby

Before me personally appeared **DAVID W. BRASFIELD, MANAGER** of **SIGNATURE SIX LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **MANAGER** of **SIGNATURE SIX LLC**, the within named bargainor, a(n) **LIMITED LIABILITY COMPANY**, and that such **DAVID W. BRASFIELD, MANAGER** of **SIGNATURE SIX LLC** as such **MANAGER**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **LIMITED LIABILITY COMPANY** as **MANAGER**.

Witness my hand and seal this 9 day of **October, 2025**.

_____
Notary Signature
My commission expires: 3/27/2026

DYLAN MESSIMER
NOTARY PUBLIC
JEFFERSON COUNTY
ALABAMA-STATE AT LARGE
MY COMMISSION EXPIRES MARCH 27, 2026

STATE OF Alabama
COUNTY OF Shelby

Before me personally appeared **PHYLLIS M. BRASFIELD, MANAGER** of **SIGNATURE SIX LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **MANAGER** of **SIGNATURE SIX LLC**, the within named bargainor, a(n) **LIMITED LIABILITY COMPANY**, and that such **PHYLLIS M. BRASFIELD, MANAGER** of **SIGNATURE SIX LLC** as such **MANAGER**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **LIMITED LIABILITY COMPANY** as **MANAGER**.

Witness my hand and seal this 9 day of **October, 2025**.

Dylan Messimer
Notary Signature
My commission expires: 3/27/2026

DYLAN MESSIMER
NOTARY PUBLIC
JEFFERSON COUNTY
ALABAMA-STATE AT LARGE
MY COMMISSION EXPIRES MARCH 27, 2026

STATE OF Alabama
COUNTY OF Shelby

Before me personally appeared Katherine Brasfield, 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 9 day of October, 2025.

Dylan Messimer
Notary Signature
My commission expires: 3/27/2026

DYLAN MESSIMER
NOTARY PUBLIC
JEFFERSON COUNTY
ALABAMA-STATE AT LARGE
MY COMMISSION EXPIRES MARCH 27, 2026

True Copy Certification

I, **Jodi Jackson,** 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 9th day of October, 2025.

Affiant Signature

Date 10/10/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

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