WARRANTY DEED

Karen Johnson
Batch # 1340225
10/30/2025 10 34 24 AM
Fees $13 00 Taxes $3,300 40

Davidson County
DEEDWARR
2 pgs

20251030-0086418

File #25-TL-1730-W

(SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$892,000 00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 2025

Notary Public
MY COMMISSION EXPIRES _____

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)
Anna Raspo and Joseph Sullivan	New owners	
(NAME)	(NAME)	
1730 6th Avenue North		**081 08 0J 002.00**
(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,

JOSEPH R. BROUCEK, A MARRIED MAN,

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

ANNA RASPO AND JOSEPH SULLIVAN, WIFE AND HUSBAND,

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 in Davidson County, Tennessee, being Unit 1730 of DRESDEN TOWNHOMES, formerly Unit B of Lot 183, as shown of record in Instrument No 20071121-0136256, as corrected at Instrument No. 20080110-0003210, Register's Office for Davidson County, Tennessee, and First Amendment of record in Instrument No 20180807-0077456, Register's Office for Davidson County, Tennessee, as corrected by Affidavit of Scrivener's Error of record in Instrument No 20180810-0078953, said Register's Office, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Joseph R Broucek, an unmarried man, by Warranty Deed from J & S Properties, A Tennessee General Partnership, of record in Instrument No 20190531-0051646, in the Register's Office of Davidson County, Tennessee, dated May 23, 2019, and recorded on May 31, 2019.

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 NORTH NASHVILLE REAL ESTATE COMPANY, as recorded in Plat Book 21, Page 105
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20071121-0136256, as corrected at Instrument No 20080110-0003210, as amended in Instrument No 20180807-0077456 and Affidavit of Scrivener's Error of record in Instrument No 20180810-0078953
* Easement for Water and Sewer, recorded in Instrument No 20080111-0003708
* Charter for Dresden Townhouse Corporation recorded in Instrument No 20080111-0003709
* Common Open Space Deed recorded in Instrument No 20080111-0003707
* 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 ***LOY CARNEY*** *as Attorney-in-Fact for* ***JOSEPH R. BROUCEK****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* 20251030-0098646 *Register's Office for* ***Davidson*** *County, Tennessee*

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***CHRIS MADDEN****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* 20251030-0098647 *Register's Office for* ***Davidson*** *County, Tennessee*

This is ____ **unimproved** __X___ **improved** property known as **1730 6th Avenue North, 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 29th day of October, 2025

Joseph R. Broucek By Loy Carney, Attorney In Fact

Joseph R Broucek by Loy Carney, his Attorney-In-Fact

Chris Madden By Loy Carney, Attorney In Fact

Chris Madden by Loy Carney, Attorney-In-Fact

CHRIS MADDEN*, spouse of* ***JOSEPH R. BROUCEK****, joins in the execution of this instrument for the purpose of conveying any and all marital interest* ***CHRIS MADDEN*** *may have in the above-described real property*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, 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 **JOSEPH R. BROUCEK**, and who acknowledged he/she/they executed the same as the free act and deed of the said **JOSEPH R. BROUCEK**

Witness my hand and official seal this **29th** day of **October, 2025**

Notary Signature
My Commission Expires _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, 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 **CHRIS MADDEN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **CHRIS MADDEN**

Witness my hand and official seal this **29th** day of **October, 2025**

Notary Signature
My Commission Expires _____

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

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203