Karen Johnson Davidson County
Batch# 1349849 DEEDWARR
11/21/2025 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20251121-0093313

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Y-BLUE-25-1803-213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/5/2028

(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)
Wayne McCarron	New Owners	
(NAME)	(NAME)	**092-16-0D-213.00-CO**
1803 Broadway Apt. 213		
(ADDRESS)	(ADDRESS)	
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, **STEPHANIE KAITLYN SKAGGS, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WAYNE MCCARRON, A SINGLE MAN,** 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 tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 213 of The Bristol on Broadway, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for The Bristol on Broadway, a Condominium Development, of record in Instrument No. 20050517-0055639 and as amended in Instrument No. 20060307-0026614 and in Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, Reference is hereby made to the plan of The Bristol on Broadway, a Condominium Development, as set out on Exhibit "C" to the Master Deed, of record in Instrument No. 20050517-0055639, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Stephanie Kaitlin Skaggs, a single person by Warranty Deed from William A. Moore, a married man of record in Instrument No. 20150610-0055061 Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on June 10, 2015.

The said Stephanie Kaitlin Skaggs being also known as Stephanie Kaitlyn Skaggs.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee.
- All matters shown on the plan attached as Exhibit "C" to the Master Deed of record in Instrument No. 20050517-0055639 in the Register's Office for Davidson County Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20050517-0055639, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20030225-0025106 and Instrument No. 20030225-0025107, in the Register's Office for Davidson County, Tennessee.
- Charter for The Bristol on Broadway Homeowner Association of record in Instrument Number 20071024-0125856 corrected in Instrument No. 20071024-0125857, in the Register's Office for Davidson County, Tennessee.
- Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 made applicable by Ordinance No. BL2000-476 of record in the Metropolitan Clerk's Office.
- Limited Easement in favor of The Bristol On Broadway Condominium Association, Inc of record in Instrument Number 20071113-0132706, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement in favor of The Bristol On Broadway Condominium Association, Inc of record in Instrument Number 20161212-0130093, 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: **1803 Broadway Apt. 213, Nashville, Tennessee 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 20th DAY OF NOVEMBER, 2025.

Stephanie Kaitlyn Skaggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE KAITLYN SKAGGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of November, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)



Certificate of Authenticity

I, Holly A. Mason, 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 November 20, 2025.

Affiant Signature

11/20/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of November, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY