Karen Johnson Davidson County
Batch# 1350725 DEEDWARR
11/25/2025 11:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,520.70
20251125-0094061

This instrument prepared by: Samuel J. Blanton, Esq.; 500 11th Ave. N., STE 600, Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $411,000.00

Samuel J. Blanton
AFFIANT 11/24/25

ROSE BONNETTE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES NOVEMBER 21 2027

Rose Bonnette
NOTARY PUBLIC

My Commission Expires Nov 21, 2027

WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Michael Coyne and Shirley Sauyi Wong	SAME	
3000 VANDERBILT PL 328		104-02-4B-330.00-CO
NASHVILLE, TN 37212		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy Cameron Evans, Trustee of the Garwood Trust dated May 18, 2022**, ("Grantor") does hereby bargain, sell, transfer and convey unto **Michael Coyne** an undivided 60% tenant-in common interest, and **Shirley Sauyi Wong** as to an undivided 40% tenant-in-common interest (collectively the "Grantees"), their successors and assigns, constituting collectively all of Grantor's right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 330 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, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187 and Instrument No. 20170316-

0025728, 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, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements set forth in Exhibit "D" to said Master Deed, said Register's Office.

Being the same property conveyed to TIMOTHY CAMERON EVANS, AN UNMARRIED, MAN, by deed from JAMES E. FRITZ and wife, DEBORAH A. FRITZ, of record in Instrument No. 20180719-0070360, dated July 18, 2018, said Register's Office.

Further being the same property conveyed to Timothy Cameron Evans, TRUSTEE OF THE GARWOOD TRUST DATED MAY 18, 2022, by quitclaim deed from TIMOTHY CAMERON EVANS, of record in Instrument No. 20220523-0059239, dated May 18, 2022, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **Grantees**, their successors and assigns, forever.

AND **GRANTOR** does covenant that she as trustee is lawfully seized and possessed of said land in fee simple, has a good right to convey it as trustee and that the same is unencumbered, except for: (i) general or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 104-02-4B-330.00-CO; (ii) Matters shown on the Plan of record in Instrument No. 20060801-0093560, said Register's Office; (iii) Restrictive Covenants contained in instrument of record in Instrument No. 20050105-0001970, said Register's Office; (iv) Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187 and Instrument No. 20170316-0025728, said Register's Office; (v) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20040615-0070569, said Register's Office; (vi) Storm Water Detention Agreement of record in Instrument No. 20050603-0062976, said Register's Office; (vii) Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 and made applicable by Ordinance No. BL2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

AND **GRANTOR** does further covenant and bind himself as trustee, and his successors and assigns, to warrant and forever defend the title to said land to the said **GRANTEES**, their successors and assigns against the lawful claims of all persons.

This is improved and improved property generally known as 3000 Vanderbilt Place, #330, Nashville, TN 37212, Tennessee.

[REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this Warranty Deed has been executed this 24th day of November 2025.

GRANTOR:

Timothy Cameron Evans,
Trustee of the Garwood Trust dated
May 18, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county mentioned, personally appeared **Timothy Cameron Evans, Trustee of the Garwood Trust dated May 18, 2022**, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the said Timothy Cameron Evans, the trustee of Trustee of the Garwood Trust dated May 18, 2022, and who acknowledged that he as such person and in such capacity executed the foregoing instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and seal, the 24th day of November, 2025.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Notary Public

(SEAL)

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Samuel J. Blanton, 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 11/24/25 (date of document).

Affiant Signature

11/24/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: Nov. 21, 2027

NOTARY'S SEAL

