Karen Johnson
Batch # 1353637
12/04/2025 11 50 40 AM
Fees $13 00 Taxes $999 00
Davidson County
DEEDWARR
2 pgs

20251204-0096482

WARRANTY DEED

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

DM-B-25-3000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 03/09/2027 (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)
Scott D. Hornaday and Kathy L. Hornaday	**New Owner**	
(NAME)	(NAME)	**104-02-4B-221 00-CO**
532 Village Way		
(ADDRESS)	(ADDRESS)	
Bowling Green, KY 42103		
(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, **GEORGE T. LEATHERWOOD LIVING TRUST DATED AUGUST 25, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT D. HORNADAY AND KATHY L HORNADAY,** 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 221 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, as set forth in Exhibit "D" to said Master Deed, as amended in Instrument No 20070629-0077729, said Register's Office

Being the same property conveyed to George T Leatherwood, an unamrried man by Warranty Deed from Bristol West End Ventures, Inc , a Tennessee Corporation of record in Instrument No 20070822-0100485 Register's Office for Davidson County, Tennessee, dated August 20, 2007 and recorded on August 22, 2007

Being the same property conveyed to George T Leatherwood, Trustees of The George T Leatherwood Living Trust dated August 25, 2016 by Quitclaim Deed from George T Leatherwood, an unmarried man of record in Instrument No 20160909-0095289 Register's Office for Davidson County, Tennessee, dated August 25, 2016 and recorded on September 09, 2016

This conveyance is subject to

- Taxes for the year 2025, a lien due and payable, but not delinquent
- Subject to all matters shown on the Plan of record as Instrument Number 20060801-0093560, Register's Office of Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070503-0053313, amended in Instrument No 20070629-0077729, Instrument No 20081016-0104201, Instrument No 20101130-0095113, Instrument No 20151228-0130187, Instrument No 20170316-0025728, Instrument No 20170816-0083852, Instrument No 20171208-0125448, Instrument No 20180213-0014078, Instrument No 20181214-0121640, Instrument No 20190318-0024128, Instrument No 20190624-0060657, Instrument No 20210304-0028708 and Instrument No 20240508-0033866 and Instrument No 20240521-0037809 and Instrument No 20250304-0016028 and Instrument No 20251028-0085478, 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
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3000 Vanderbilt Place #221, 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 1st DAY OF DECEMBER, 2025

George T Leatherwood Living Trust dated August 25, 2016

BY _____
Jennifer O Johnson
Successor Co-Trustee

BY _____
Daemon Leatherwood
Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER O JOHNSON, SUCCESSOR CO-TRUSTEE of GEORGE T LEATHERWOOD LIVING TRUST DATED AUGUST 25, 2016, 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 1st of December, 2025

_____
Notary Public
My Commission Expires 7-2-29
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAEMON LEATHERWOOD, SUCCESSOR CO-TRUSTEE of GEORGE T LEATHERWOOD LIVING TRUST DATED AUGUST 25, 2016, 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 1st of December, 2025

_____
Notary Public
My Commission Expires 7-2-29
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212