This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Actual consideration or value, whichever is greater is $350,000.00.

Affiant

Subscribed and sworn before me this the 30th day of October, 2025.

Notary Public
My commission expires:
6/16/29

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 1361091 DEEDWARR
12/23/2025 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20251223-0101919

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Earlisha Ruthie Simmons Living 1803 Broadway #509 Nashville, TN 37203	NEW OWNER	092-16-0D 509.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH D. PRESTON, JR. AND STACY M. PRESTON, HUSBAND AND WIFE,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **EARLISHA RUTHIE SIMMONS LIVING TRUST,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 509 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21. 1857, in Book 21, Page 39, in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ASCM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded in Instrument No. 20050517-0055639, as amended in Instrument No. 20060307-0026614, and Instrument No. 20070615-0071857, said Register's Office, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided 0.53% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with one parking stall #164.

Being the same property conveyed to Kenneth O. Preston, Jr. and Stacy M. Preston, husband and wife, by deed dated 05/15/2022, from Nicole Anna Aquila, of record in Instrument No. 20220323-0033531, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1803 Broadway #509, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30th day of October, 2025.

Kenneth ~~D.~~ Preston, Jr.

Stacy M. Preston

STATE OF Indiana
COUNTY OF Hendricks

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth ~~D.~~ Preston, Jr. and Stacy M. Preston, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of October, 2025.

My commission expires: 12/11/2028

Anne E. Fields
Notary Public - Official Seal
State of Indiana - Hendricks County
Commission Number 640469
My Commission Expires Dec. 11, 2028

Notary Public

Anne E. Fields
Notary Public - Official Seal
State of Indiana - Hendricks County
Commission Number 640469
My Commission Expires Dec. 11, 2028

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10/30/2025.

Affiant Signature

11/03/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202512230101919