WARRANTY DEED

Karen Johnson Davidson County
Batch# 1372979 DEEDWARR
01/23/2026 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20260123-0005855

MJ-JACK-25-1616-2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

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)
Born for Runnin, LLC	**NEW OWNER**	
(NAME) **1616 W End Avenue Unit 2008**	(NAME)	**092-12-4A-068.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, **C. CYBELE RAVER, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BORN FOR RUNNIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 No. 2008 of The Residences at Broadwest, a Condominium, created under Title 66, Section 27-201, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of record in Instrument No. 20201123-0137217, as amended in Instrument No. 20210817-0111256, Instrument No. 20220201-0011431 and Instrument No. 20220615-0068119, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, as set forth in said Declaration. Reference is hereby made to the plan of The Residences at Broadwest, as shown on Exhibit Map to the Declaration, of record in Instrument No. 20201123-0137217, as amended in Instrument No. 20210817-0111256, said Register's office, for a more complete identification and description of such Unit.

Being the same property conveyed to C. Cybele Raver, an unmarried woman by Special Warranty Deed from 1600 West End Avenue Partners, LLC a Tennessee limited liability company of record in Instrument No. 20220217-0018788 Register's Office for Davidson County, Tennessee, dated February 04, 2022 and recorded on February 17, 2022.

C. Cybele Raver also known as Cassandra Cybele Raver.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Subject to all matters shown on the Plan of record as Instrument Number 20080702-0068641, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20201123-0137217, as Amended in Instrument Number 20210817-0111256 and Instrument Number 20220201-0011431 and Instrument No. 20220615-0068119, Being a Part of the Master Condominium Deed establishing Broadwest, of record in Instrument Number 20201123-0137216, as amended in Instrument Number 20210817-0111257, Register's Office for Davidson County, Tennessee.
- Articles of Organization of record in Instrument Number 20180322-0027297 and Instrument No. 20200225-0021059, and 20201204-0141155, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20201204-0141154, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Maintenance and Repair of Storm Drainage Facilities and Appurtenances in favor of The Metropolitan of record in Instrument Number 20080411-0036787, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190425-0038139, in the Register's Office for Davidson County, Tennessee.

• Agreement or Dedication of Public Right of Way of record in Instrument Number 20190423-0037193, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement in favor of Comcast Cable Communications Management LLC of record in Instrument Number 20201228-0153304, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument Number 20080211-0013427 and Instrument No. 20070510-0055978, 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: **1616 W End Avenue Unit 2008, 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 20 DAY OF JANUARY, 2026.

Cassandra Cybele Raver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASSANDRA CYBELE RAVER, 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 January, 2026.

Notary Public
My Commission Expires: 1.22.29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

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

Certificate of Authenticity

I Adde Dilworth, 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 **January 20, 2026**.

Date

Affiant Signature — **01/21/2026** Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **21st** day of **January**, 20**26**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)