This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-8645-CL

Karen Johnson Davidson County
Batch# 1417430 DEEDWARR
05/07/2026 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20260507-0041286

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $329,900.00.

Affiant

Subscribed and sworn to before me, this the 4th day of May, 2026.

Notary Public
My Commission Expires: _____

MELISSA HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kyu Young Rhee, Cindy Rhee, and Matthew Woojin Rhee 1803 Broadway #212 Nashville, TN 37203	New Owner JP Morgan Chase Bank 700 Kansas Ln. Monroe, LA 71203	092 16 0D 212.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Joshua Reddish, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Matthew Woojin Rhee, an unmarried man, Kyu Young Rhee and Cindy Rhee, husband and wife, as joint tenants with right of survivorship** (individually and/or collectively, "Grantee"), 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. 212 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, together with the undivided .53% interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. 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. Together with Parking Stall No. 64.

Being the same property conveyed to Joshua Reddish, unmarried, by Warranty Deed from Erica E. Beckett, unmarried, of record in Instrument No. 20180502-0041869, in the Register's Office of Davidson County, Tennessee, dated April 27, 2018, and recorded on May 02, 2018.

Kayla Reddish joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **1803 Broadway, #212, Nashville, TN 37203**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of May, 2026

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GRANTOR:

Joshua Reddish

Kayla Reddish

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua Reddish and Kayla Reddish, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of May, 2026.

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 1/7/30

202605070041286

CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 **5/4/2026** [DATE].

AFFIANT SIGNATURE

5/4/2026
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **4th** day of **May**, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

