Karen Johnson Davidson County
Batch # 1426953 DEEDWARR
06/01/2026 02:25:23 PM 2 pgs
Fees: $13.00 Taxes: $1,332.56
20260601-0049171

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64435
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Back 6 Floor, LLC a Tennessee Limited Liability Company 241 Bradley Place Palm Beach, FL 33480	NEW OWNER

TAX MAP PARCEL NUMBERS: 104060B60100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$360,150.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nathan P. DeWitt, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Back 6 Floor, LLC a Tennessee Limited Liability Company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A condominium apartment in Davidson County, Tennessee, being Unit No. 601 of West End Park Condominium, formerly known as The Park Road Condominium by amendment to the Master Deed in Instrument No. 20071213-0143676, said Register's Office, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 390, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements.

Being the same property conveyed to Nathan P. DeWitt and ward DeWitt, III, as joint tenants with rights of survivorship by Warranty Deed from John S. Kinsey, Jr., and Anne C. Richardson, husband and wife, dated June 29, 2017 and recorded on June 30, 2017 of record in Instrument No. 20170630-0066289, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 3, 2020, recorded January 12, 2021 of record in Instrument No. 20210112-0005124, said Register's Office, subject property was conveyed to Nathan P. DeWitt, a single man. Sandra DeWitt, spouse of Nathan P. DeWitt, joins in this conveyance, solely to convey any and all marital interest she may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 390, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Grant of Underground Utility Easement to the Metropolitan government of Nashville and Davidson County, Tennessee of record in Instrument No. 20020830-0105416. said Register's Office. The provisions of the condominium Master Deed of record in Book 5845, page 831, amended in Instrument No. 20071213-0143676, Instrument No. 20130723-0076094, Instrument No. 20140627-0056472, and Instrument No. 20240523-0038515, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 3314 West End Avenue, # 601, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of May, 2026

Nathan P. DeWitt

Sandra DeWitt

State of Tennessee

County of Davidson

On this 28th day of May, 2026, before me the undersigned authority, personally appeared Nathan P. DeWitt and Sandra DeWitt, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $360,150.00.

Affiant

Sworn and subscribed before me this 28th day of May, 2026

Notary

My Commission Expires: DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027