Karen Johnson Davidson County
Batch# 1427029 DEEDWARR
06/01/2026 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $4,292.00
20260601-0049283

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-40109-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,160,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of June, 2026

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carrie Jones 1616 West End Ave # 2708 Nashville, TN 37203	Same address as new owner	092-12-4A-145-00

FOR AND IN CONSIDERATION of the sum of ONE MILLION ONE HUNDRED SIXTY THOUSAND AND 00/100 Dollars ($1,160,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **NASHVILLE CRIB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CARRIE JONES**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2708 on the Horizontal Property Regime for The Residences at Broadwest, a Condominium, as recorded in the Master Deed of record in Instrument Number 20201123-0137217, amended in Instrument Number 20210817-0111256, and in Instrument Number 20220201-0011431, in the Register's Office for said County, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Nashville Crib, LLC, a Tennessee Limited Liability Company, from Jason Solomon, unmarried, and Izabela Galdyn, unmarried, as joint tenants with common law rights of survivorship, by Warranty Deed dated May 20, 2022, and recorded May 26, 2022, in Instrument Number 20220526-0061358, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1616 West End Avenue, #2708, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 29th day of May, 2026

GRANTOR(S)

Nashville Crib, LLC, a Tennessee Limited Liability Company

By: _____
Ron Turnier, Member

STATE OF ~~TENNESSEE~~ Florida TN
COUNTY OF Palm Beach

Personally appeared before me, a Notary Public, Ron Turnier with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who represented themselves to be the Members of Nashville Crib, LLC, and who acknowledged that they executed the within instrument for the purposes therein contained as said Members, on behalf of Nashville Crib, LLC.

WITNESS my hand and seal, this the 29th day of May, 2026.

_____
Notary Public

TYLER NELSON
Notary Public - State of Florida
Commission # HH 507589
My Comm. Expires Mar 24, 2028
Bonded through National Notary Assn.

Tyler Nelson
Printed Notary Name

My commission expires: Mar 24 2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 May 29, 26 (date of document).

Jennifer Pennell

June 1, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 1, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal