WARRANTY DEED

Karen Johnson Davidson County
Batch # 1436545 DEEDWARR
06/22/2026 12:29:12 PM 2 pgs
Fees: $13.00 Taxes: $4,144.00
20260622-0056002

G-C-26-1616-1708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/08/2028

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)
Rachel Heitzer	**Guild Mortgage Company, LLC**	
(NAME)	(NAME)	**092-12-4A-035.00-CO**
1616 West End Avenue #1708	**P.O. Box 1788**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Springfield, OH 45501**	
(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, **WILLIAM DONNELLAN AND ALEXA DONNELLAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL HEITZER, A SINGLE WOMAN,** 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 m Davidson County, Tennessee, being Unit No 1708 of The Residences at Broadwest, 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 William Donnellan, married by Warranty Deed from Broadwest 1708, LLC of record in Instrument No. 20230816-0064013 Register's Office for Davidson County, Tennessee, dated August 10, 2023 and recorded on August 16, 2023.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- 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, First Amendment in Instrument Number 20210817-0111256, Second Amendment in Instrument Number 20220201-0011431, and Third Amendment in Instrument Number 20220615-0068119, being a part of the Declaration of Condominium establishing Broadwest, of record in Instrument Number 20201123-0137216, First Amendment 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. 2020022-50021059 and Instrument No. 202012040141155, 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 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 of record in Instrument Number 20201228-0153304, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070510-0055978 and 20080211-0013427, 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 West End Avenue #1708, 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 18th DAY OF JUNE, 2026.

William Donnellan

Alexa Donnellan

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM DONNELLAN, 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 18th of June, 2026.

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXA DONNELLAN, 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 18th of June, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
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RETURN TO:
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Nashville, TN 37212