This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2480

Bill Garrett Davidson County
Batch# 134877 DEEDWARR
08/29/2018 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20180829-0085638

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 28th day of August, 2018

Notary Public
My Commission Expires: 3/8/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kalil S. Sofi Mohammad S. Sofi 6211 Charlotte Ave Nashville, TN 37209	Same as owner	103-01-0-035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Broadrick Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kalil Sofi, married and Mohammad Sofi, married, as tenants in common**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 4 on the Map of John B. Cowden's Subdivision No. 2, not of record and described as follows:

Beginning in the northerly margin of a driveway 150 feet west of Cowden Avenue, being the corner of lots numbers 3 and 4; thence with the said driveway westwardly 50 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots North 32 degrees 50' west 119.2 feet to a stake; thence North 42 degrees east 50 feet to a stake in the lines between lots numbers 3 and 4; thence with the line between the two lots South 33 degrees 15 minutes east 124.4 feet to the beginning.

Being the same property conveyed to Sophie C. Kay by Warranty Deed from William D. Gossett and wife, Bertha Gossett, recorded September 8, 1965 in Book 3932, Page 87, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mildred Jones, Florence Coleman, Frances Hunt and Nellie Mae Broadrick by Quitclaim Deed from Nellie Mae Broadrick, Executrix of the Estate of Sophie C. Key, recorded on February 2, 1986 in Book 6791, Page 604, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martha Jean Roberts by Warranty Deed from Frances Hunt, Mildred Jones, Florence Coleman, Nellie Broadrick recorded on July 16, 1986 in Book 6919, page 564, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nellie Mae Broadrick by Quitclaim Deed from Martha Jean Roberts recorded on July 24, 2000 in Instrument No. 20000724-0073033 Register's Office for Davidson County, Tennessee. The said Nellie Mae Broadrick died testate on July 27, 2012 and devised this property to Timothy Brian Harrington, Dorris Regina Cunningham, Clarence Everette Harrington, and Marcia Gwen Harrington. See case no. 12P1189 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Last Will and Testament is recorded in Instrument No 20130911-0096090, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Broadrick Properties, LLC by Quitclaim Deed from Timothy Brian Harrington, Dorris Regina Cunningham, Clarence Everette Harrington, and Marcia Gwen Harrington recorded on September 11, 2013 in Instrument No. 20130911-0096102, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: 6106 Cowden Avenue, Nashville, TN 37209.

This conveyance is made subject to 1) Property taxes for the year 2018 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 their 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 28th day of August, 2018.

Broadrick Properties, LLC, a Limited Liability Company

By Timothy Brian Harrington, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy Brian Harrington, 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 is the Managing Member of Broadrick Properties, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of August, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21

201808290085638

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY