WARRANTY DEED

Karen Johnson Davidson County
Batch# 396897 DEEDWARR
05/07/2020 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $625.30
20200507-0047630

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-21-22
(AFFIX SEAL)

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0192

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Noelle Sulfaro	Acorn LLC	Map: 07511021400
(NAME)	(NAME)	
704 Will Place	3010 Northcreek Blvd Ste 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-NINE THOUSAND AND NO/100 DOLLARS ($169,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AARON MICHAEL EDMONSON, DEVISEE AND BONELL MCBROOM, JR., EXECUTOR OF THE ESTATE OF DONALD EDWARD MCBROOM,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NOELLE SULFARO, AN UNMARRIED WOMAN,

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:

Being all of Lot No. 1-B on the Zone Lot Division of Lots 1, 2,3 and 74 through 82, on the Plan of Meadows of Tulip Grove, Section One, of record in Plat Book 6250, Page 304, and amending the plat of record in Plat Book 5200, Page 612, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald E. McBroom, unmarried, by deed from Dolores E. McBroom N/K/A Dolores E. Brown, unmarried, of record in Instrument No. 20130628-0066832, dated April 19, 2013, Register's Office for Davidson County. See also Quitclaim Deed of record in Instrument No. 20080114-0004066; Instrument No. 20050217-0018119; Instrument No. 20020812-0096832, and Book 11308, Page 38, said Register's Office. The said Donald E. McBroom aka Donald Edward McBroom died testate on October 6, 2019 and the Will was admitted to Probate as Probate No. PR-1034 of record in Probate Court of Macon County, Tennessee. The Grantors herein execute this instrument as Devisee and Executor under the Will of Donald Edward McBroom. Donald Edward McBroom and Donald E. McBroom being one and the same person.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 304, amending Plat Book 5200, Page 612, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6291, Page 899, Register's Office for said County.

Bonnell McBroom, Jr. and Bonell McBroom, Jr. being one and the same person.

unimproved ☐
This is improved ☒ property, known as 704 Will Place, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 30th day of April, 2020.

Estate of Donald Edward McBroom

BY: Aaron Michael Edmonson by his Attorney-In-Fact, Nancy Montgomery
Aaron Michael Edmonson by his Attorney-In-Fact, Nancy Montgomery
Devisee

BY: Bonell Mc Broom Jr, Executor
Bonell McBroom , Jr.
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Nancy Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Aaron Michael Edmondson, as his Attorney-in-Fact, as the free act and deed of the within named Aaron Michael Edmondson.

Witness my hand and official seal this 30th day of April, 2020.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bonell McBroom, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Executor of Estate of Donald Edward McBroom the within named bargainer, and corporation, and that he/she as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of April, 2020.

My Commission Expires: 5/5/20

Notary Public

** Bonell McBroom, Jr.

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, Jennifer Pennell, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, Frances Wymonett Rose, a notary public for this county and state, Jennifer Pennell 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022

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