Karen Johnson Davidson County
Batch# 409772 DEEDWARR
06/03/2020 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,115.71
20200603-0057134

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,543.69

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Terrell A. Broady	SEND TAX BILLS TO: New Owner at Owner's Address	MAP-PARCEL NUMBERS
(NAME) 3855 Clarksville Pike	(NAME)	06116018300
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Roderick Redmon, Linda Bennett, Jeffrey Redmon, Terry Greer, and Sandra Redmon** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terrell A. Broady** , HEREINAFTER CALLED THE GRANTEE, HIS 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 northerly parts of Lot Nos. 49, 50, 51 and 52 of Block "C" on the Plan of Re-Subdivision of Sunnymeade, Unit 1, as of record in Book 974, Pages 56 and 57, Register's Office for said County, and described according to a copy of a survey made by Z. T. Wilkinson, Surveyor, dated June 5, 1950, as follows:

Beginning at a point in the westerly margin of Kennedy Avenue, said point being 254.4 feet North of the intersection of Kennedy Avenue and Ardee Avenue, being the new northeast corner of the property of T. W. Lunsford and wife; thence westerly across said Lot and along Lunsford new northerly line 195.8 feet to a point in the line between Lots 48, and 49; thence northerly along the line between said lots 60.9 feet to the northwest corner of Lot 49; thence easterly along the rear line of Lots 49, 50, 51, and 52 South 62 degrees 30" East 103.4 feet to the westerly margin of Kennedy Avenue; thence with said Avenue southerly 71 feet to the point of beginning.

Being the same property conveyed to Roderick Redmon, Linda Bennett, Sandra Redmon, Jeffrey Redmon and Terry Greer by virtue of that certain Affidavit of Heirships Deed dated December 18, 2019, and being of record at Instrument No. 20200115-0005622 and dated December 20, 2019 at Instrument No. 20200115-0005623, in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Eddie Redmon, Jr. by virtue of Quit Claim Deed dated September 14, 2009 at Instrument No. 20090916-0086327 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including Subdivision Restrictions, Building Lines and Easements of record in Plat Book 974, Page 56 and 57, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 4005 Kennedy Ave Nashville, TN 37216
(House Number) (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 my hand this 14th day of May, 2020.

Roderick Redmon

Linda Bennett

Jeffrey Redmon

Sandra Redmon

Terry Greer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Roderick Redmon, Linda Bennet, Jeffrey Redmon, Sandra Redmon, and Terry Greer** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of May, 2020.

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21