Karen Johnson Davidson County
Batch# 484900 DEEDWARRSP
09/29/2020 08:15:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20200929-0111676

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, TN 37203
(615) 244-1713

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Jesse Stewart Bronaugh, Jr. and Molly Phalen Bronaugh, Trustees<br>3702 Woodmont Blvd<br>Nashville, TN 37215 | Jesse Stewart Bronaugh, Jr. and Molly Phalen Bronaugh, Trustees<br>3702 Woodmont Blvd<br>Nashville, TN 37215 | Map 117-5<br><br>Parcel 27 |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stewart Bronaugh, Jr. and Molly P. Bronaugh, owning the below mentioned real property as tenants by the entirety, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to Jesse Stewart Bronaugh, Jr. and Molly Phalen Bronaugh, Trustees of the Bronaugh Revocable Trust dated September 18, 2020, and any amendments thereto, said Trustees hereinafter collectively called the GRANTEES.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever.

GRANTORS covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is

unencumbered except for general or special taxes and assessments required to be paid in the year 2020 and subsequent years, and subject to all other matters of record.

GRANTORS further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the GRANTEES, their successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTORS, but not otherwise.

GRANTORS and GRANTEES acknowledge and agree that Tenn. Code Ann. § 35-15-510 shall apply to the real property conveyed by this Special Warranty Deed and all proceeds related to such real property.

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.

**(Signatures on Following Page)**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness the execution of this Deed by the undersigned as of this 18th day of September 2020.

**GRANTORS:**

Stewart Bronaugh, Jr.

Molly P. Bronaugh

**GRANTEES:**

Jesse Stewart Bronaugh, Jr., Trustee of the Bronaugh Revocable Trust dated September 18, 2020, and any amendments thereto

Molly Phalen Bronaugh, Trustee of the Bronaugh Revocable Trust dated September 18, 2020, and any amendments thereto

STATE OF Tennessee )
COUNTY OF Williamson )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Stewart Bronaugh, Jr. and Molly P. Bronaugh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office in Nashville, TN, _____, this 18 day of Sept, 2020.

JOHN DANIEL VALDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: 05/22/2023

STATE OF Tennessee )
COUNTY OF Williamson )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Jesse Stewart Bronaugh, Jr. and Molly Phalen Bronaugh, Trustees of the Bronaugh Revocable Trust dated 18 September, 2020, and any amendments thereto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained by signing their names as Trustees on behalf of the Trust.

**WITNESS** my hand and seal, at office in Nashville, TN, this 18 day of Sept, 2020.

JOHN DANIEL VALDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: 05/22/2023

**STATE OF** TN )
**COUNTY OF** DAVIDSON )

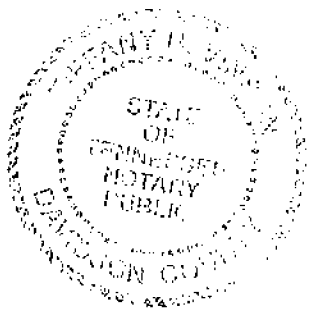
The actual consideration or value whichever is greater, for this transfer is $0.00. The trust named herein is a revocable trust. No transfer tax is payable pursuant to Tenn. Code Ann. Sec. 67-4-409(a)(3)(F).

Jesse Stuart Bryan
Affiant

Sworn to and subscribed before me this 18 day of SEPTEMBER, 2020

Notary Public

My Commission Expires: 03-08-2021



## EXHIBIT A
## LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, Tennessee and being more particularly bounded and described as follows:

Land in Davidson County, Tennessee, being Lots No. 10 and 11 on the Plan of Woodmont Park Subdivision, as of record in Plat Book 547, Page 148, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Stewart Bronaugh, Jr. and Molly P. Bronaugh, husband and wife, by Warranty Deed dated February 25, 1997, and of record in Book 10366, Page 42, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3702 Woodmont Boulevard, Nashville, TN 37215.

## CERTIFICATION OF AUTHENTICITY

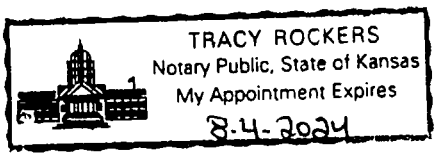
I, Zila Welsh, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Zila Welsh

State of Kansas

County of Johnson

Personally appeared before me, Tracy Rockers, a notary public for this county and state, Zila Welsh, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.




Tracy Rockers

Tracy Rockers
Notary's Signature

MY COMMISSION EXPIRES: 8-4-2024

Notary's Seal (If on paper)