THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210334206

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $580,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of May, 2021.

Notary Public
My Commission Expires: 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 631452 DEEDWARR
05/07/2021 10:42:20 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20210507-0061557

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Harrison Broadhust and Tasia York 224 Valley Bend Drive Nashville TN 37214	New Owner	Tax Parcel ID No. 062 11 0A 008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Blake Evan Bratcher** ("Grantor"), has this day bargained and sold, and do hereby transfer and convey to **Tasia York and Harrison Broadhurst, wife and husband**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8, as shown on the map entitled Final Plat Cluster Lot Subdivision, Pennington Bend Chase, of record in Instrument No. 20060531-0063604, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Blake Evan Bratcher, a single man, by Warranty Deed from Ronald William Sanford and Janice Ann Schweitzer, Trustees of the Sanford Family Trust Agreement dated December 23, 2015, of record in Instrument No. 20201204-0141036, in the Register's Office of Davidson County, Tennessee, dated December 02, 2020 and recorded on December 04, 2020.

Being part of the same property conveyed to Ronald William Sanford and Janice Ann Schweitzer, Trustees of the Sanford Family Trust Agreement dated December 23, 2015, by Quitclaim Deed from Ronald W. Sanford and Janice A. Schweitzer, of record in Instrument No. 20151229-0130421 and Deed of Correction recorded in Instrument No. 20181010-0100363, in the Register's Office of Davidson County, Tennessee, dated December 23, 2015 and recorded on December 29, 2015.

Being part of the same property conveyed to Ronald W. Sanford and wife, Janice A. Schweitzer, by Warranty Deed from Laura Goodwin and David M. Shearon, joint tenants with the right of survivorship, as to a one half undivided interest, and Cambridge Builders Corp., a Tennessee corporation, as to a one half undivided interest, of record in Instrument No. 20061027-0133790, in the Register's Office of Davidson County, Tennessee, dated October 26, 2006 and recorded on October 27, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Final Plat Cluster Lot Subdivision, Pennington Bend Chase, as recorded in Plat Instrument No. 20060531-0063604.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SB-KWR-21-224

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8339, Page 275.

This is improved property located at 224 Valley Bend Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 4th day of May, 2021.

Blake Evan Bratcher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Blake Evan Bratcher, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2021.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024