Karen Johnson Davidson County
Batch# 666632 DEEDWARR
06/28/2021 10:57:30 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20210628-0087113

This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-21-0166

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $390,000.00



Sworn to and subscribed before me this 25 day of June, 2021.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Kelsey L. Leaverton 825 Cold Creek Trail Nashville, TN 37211	New Owner	172-12-0A-025.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas D. Broussard, a single man,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kelsey L. Leaverton, a single woman,** hereinafter called the Grantee, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section One, Bradford Hills, R-15 Residential P.I.J.D (formerly Gillespie Meadows) of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, Pages 110 through 112, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas D. Broussard, unmarried by Warranty deed from Mary Ann Aitutis, an unmarried woman of record in Instrument No. 20181105-0109420 Register's Office for Davidson County, Tennessee, dated November 02, 2018, and recorded on November 05, 2018.

This is improved property known as **825 Cold Creek Trail, Nashville, Tennessee 37211.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 25 day of June, 2021.

Thomas D Broussard by Kimberlee Broussard Atty in fact

Thomas D. Broussard by Kimberlee Broussard Attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Kimberlee Broussard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged to be the Attorney-in-fact for Thomas D. Broussard the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Thomas D. Broussard, the within named bargainor(s) by the said Kimberlee Broussard as such Attorney-in-Fact.

Witness my hand and official seal, at office at Franklin, Tennessee on this 25 day of June, 2021.

True Copy Certification

I, John A. Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., 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: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023

Notary Public
My Commission Expires: