**NEW OWNER:**
**THOMAS LEE BROADWELL**
**88 ANTIOCH PIKE**
**NASHVILLE, TN 37211**

**SEND TAX BILLS TO:**
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
**FILE NO: 21-0922**

**Map & Parcel**
**13304064.00**

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 679739 **DEEDWARR**
07/20/2021 11:20:34 AM 3 pgs
Fees: $18.00 Taxes: $1,738.63

20210720-0097086

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars ($469,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **THOMAS LEE BROADWELL and MELISSA E. BROADWELL, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 3, Final Plat of The McKinnis Property, as shown on the plat of the same of record in Instrument No. 20190306-0020613, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Also, conveyed herewith is an easement for the encroachment of the Heating, Ventilation and Air Conditioning unit located across the boundary line of Lot 3 of The McKinnis Property, for the use and benefit of the owners of Lot 4, The McKinnis Property, which shall run with the land.
>
> Being the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC by Quitclaim Deed from SEAN MCKINNIS, dated June 4, 2020, and of record in Instrument No. 20200605-0058068, Register's Office for DAVIDSON County, Tennessee.
>
> THIS IS IMPROVED PROPERTY which has the address of **88 ANTIOCH PIKE, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20190306-0020613, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of July, 2021.

HIDDEN TRAIL PROPERTIES, LLC

By: Jane McKinnis
JANE MCKINNIS
Its: SPECIAL MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JANE MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the **SPECIAL MEMBER** of **HIDDEN TRAIL PROPERTIES, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 15th day of July, 2021.

NOTARY PUBLIC

My commission expires: 3/8/23

JOANN AULDS
STATE OF TENNESSEE NOTARY

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The actual consideration or value, whichever is greater, for this transfer is **$469,900.00**.

Janel Johnson
AFFIANT

Sworn to and subscribed to before me this 15th day of July, 2021.

NOTARY PUBLIC

My commission expires: 3/8/23

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY