Karen Johnson Davidson County
Batch# 697366 DEEDWARR
08/13/2021 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $148.00
20210813-0109676

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Theresa Richardson
Affiant

Subscribed and sworn to before me, this 12TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/2022

(AFFIX SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kristi Broeker | Kristi Broeker (NAME) | 023 |
| 2288 Crocker Springs Rd (ADDRESS) | 15250 N 1090 East Road (ADDRESS) | 046.00 |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | Catlin, IL 61817 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Teresa Killeen, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kristi Broeker, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being located on the east side of Crocker Springs Road, in the 10th Civil District of Davidson County, Tennessee and described in the exact language of the prior deed as follows:

BEGINNING at a stone in the edge of Crocker Springs's Road, being the northwest corner of Huber and Georgia Mai Lanier's lot; thence North 72 degrees East 5 chains to a stone; thence North 23 degrees West 1.10 chains to a stone corner; thence South 72 degrees West 5 chains to a stone corner at base of hill; thence South 23 degrees Est 1.10 chains to the beginning containing 5.50 chains more or less.

Being the same property conveyed to Sean M. Killeen and wife Teresa Killeen by warranty deed from Joel W. Hemphill and wife LaBreeska R. Hemphill, of record s Instrument 20070924-0113652, Register's Office for Davidson County, Tennessee. The said Sean M. Killeen died on November 8, 2017, survived by his wife Teresa Killeen.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 2288 Crocker Springs Rd, Goodlettsville, TN 37072
(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/our hand(s) this 12th day of August, 2021.

# WARRANTY DEED

(Continued)

Teresa Killeen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa Killeen, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of August, 2021.

Notary Public

My Commission Expires: 7/9/2024

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

## CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12TH day of AUGUST, 2021.

Date: 8-13-2021

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 13TH day of AUGUST, 2021.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY