WARRANTY DEED

Karen Johnson Davidson County
Batch# 756219 DEEDWARR
11/16/2021 01:32:30 PM 6 pgs
Fees: $33.00 Taxes: $1,000.85
20211116-0152547

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF ~~RUTHERFORD~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/17/23
(AFFIX SEAL)

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Boulton Properties, LLC, a Delaware Limited Liability Company	Boulton Properties, LLC, a Delaware Limited Liability Company	Parcel ID: 053 16 0 222.00
(NAME) C/O RENU Property Management, LLC 2325 Pointe Parkway Ste:250	(NAME) C/O RENU Property Management, LLC 2325 Pointe Parkway Ste:25	
(ADDRESS) Carmel, IN 46032	(ADDRESS) Carmel, IN 46032	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Carla C. Brockman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Boulton Properties, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Kenwood Estates, as of record in Plat Book 9700, page 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Carla C. Brockman by Quitclaim Deed from Duwane Brockman, of record in Instrument No. 20060112-0004834, in the Register's Office of Davidson County, Tennessee, dated October 27, 2005 and recorded on January 12, 2006. Duwane Brockman Conveyed all marital interest to Carla C. Brockman per Divorce Decree filed in the Circuit Court for Davidson County, Tennessee, Case Number 04D-1797.

Being the same property conveyed to Carla C. Brockman, by Warranty Deed from John R. Vinson, married, of record in Instrument No. 20050818-0098642, in the Register's Office of Davidson County, Tennessee, dated August 12, 2005 and recorded on August 18, 2005.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 604 Ellis Ct, Old Hickory, TN 37138

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 our hands this 5th day of November, 2021

Carla C. Brockman - Cunningham

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Carla C. Brockman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of November, 2021.

Notary Public

My Commission Expires:

(SEAL) 12/21/24

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE UPDATE

PROPERTY ADDRESS 604 Ellis Court CITY Old Hickory, RN 37138

Pursuant to the disclosure requirements of the "Tennessee Residential Property Disclosure Act" *Tennessee Code Annotated, § 66-5-201, et seq.*, the undersigned Seller hereby supplements the Residential Property Condition Disclosure information previously furnished by Seller to Buyer, as follows (Seller[s] check the appropriate box and write out the changes, if any are reported):

☒ **NO CHANGES**
To the best of the knowledge, information and belief of the undersigned, the condition of the Property is substantially the same as it was when the Residential Property Condition Disclosure form was provided to the Buyer.

☐ **CHANGES TO REPORT**
The changes shown below, which may be material to the physical condition of the Property, have occurred or been observed since the Residential Property Condition Disclosure form was provided to the Buyer. This statement is given in good faith to the best of Seller's knowledge, information and belief, and is not intended to create warranties or guarantees which are not already made in the specific provisions of the contract or imposed by applicable law.

CHANGES REPORTED

IN WITNESS WHEREOF, the information herein is certified by Seller and acknowledged as received by Buyer upon the dates indicated.

Transferor (Seller)	Carla B. Cunningham, who acquired title as Carla C. Brockman	Date	Time
Transferor (Seller)		Date	Time
Transferee (Buyer)	Traves W. Bonwell, CEO RENU Property Management, LLC Its Attorney in Fact	Date	Time
Transferee (Buyer)		Date	Time

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AFFIDAVIT
Regarding Mistaken Identity

I, **Carla Brockman**, of Davidson County,

BEING first duly cautioned and sworn, depose and say that I, am same person known as **Carla Bernice Cunningham.**

I am making this affidavit for the purpose of inducing First American Title Insurance Company to insure that the title to property at 604 Ellis Ct, Old Hickory, TN 37138

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for the above State and County, personally appeared **Carla Brockman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and executed the foregoing instrument for the purposes stated therein and *her* free act and deed.

Witness my hand and official at Murfreesboro, Tennessee, this date:

Notary Public

My Commission Expires: 12-21-24

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Carla Bernice

AFFIDAVIT OF PROPERTY INTEREST

TITLE NO.: MFR-2113413SSO

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Duwane Brockman being duly sworn, depose(s) and say(s):

1. I was married to Carla C. Brockman;

2. Since our said marriage, Carla C. Brockman and myself have divorced;

3. Said Final Divorce Decree is of record with the Eighth Circuit Court for Davidson County, Tennessee, No. 04D-1839;

4. I, Duwane Brockman, affirm that I do not have any marital interest in the property located at 604 Ellis Court, Nashville, Tennessee; and,

5. In addition to having no marital interest in the above referenced property, I affirm that I do not have any right to any proceeds which may result from a sale of the property located at 604 Ellis Court, Nashville, Tennessee.

This affidavit is made to induce FOUNDATION TITLE & ESCROW SERIES, LLC to issue its policy of title insurance covering said premises, knowing that they, FOUNDATION TITLE & ESCROW SERIES, LLC, will rely upon the truthfulness of the statements made in this affidavit. I/We, the undersigned, hereby agree to defend, indemnify and save harmless FOUNDATION TITLE & ESCROW SERIES, LLC from any claim, loss or damage arising from any perjurious, false or fraudulent statement made in this affidavit.

Duwane Brockman

STATE OF Tennessee

COUNTY OF Montgomery

Sworn to and subscribed before me on this 27 day of October, 2021.

Notary Public

My Commission Expires: 11/12/2024

(SEAL)

AUDRALYN HENDL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Tennessee Certification of Electronic Document

I, Samantha Herrmann, 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 **11/05/2021** (date of document).

Samantha Herrmann
Affiant Signature

11/11/2021
Date

State of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this **11th** day of **November, 2021.**

Notary's Signature

MY COMMISSION EXPIRES: 5/17/23

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries