This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-14580-LV

Karen Johnson Davidson County
Batch# 767414 DEEDWARR
12/03/2021 12:23:39 PM 4 pgs
Fees: $23.00 Taxes: $1,729.75

20211203-0160708

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $467,500.00.

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2021.

Notary Public
My Commission Expires: 2-8-24

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
1920A 14th Ave, LLC 1920A 14th Ave N. Nashville TN 37208	Same	081 07 0U 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert A. Broda Sr., Robert A. Broda, Jr. and wife, Sherry Broda, and Brandon G. Broda, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **1920A 14th Ave, LLC, a Limited Liability Company**, hereinafter called the Grantee(s), his/her/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 Unit B on the Plat of 1920 14th Avenue North Townhomes as depicted on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for 1920 14th Avenue North Townhomes of record in Instrument No. 20160809-0082771, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert A. Broda Sr., Robert A. Broda, Jr. and wife, Sherry Broda, and Brandon G. Broda, an unmarried man, by Quitclaim Deed from Robert A. Broda and Robert A. Broda, Jr. and wife, Sherry Broda, of record in Instrument No. 20211203-0160707 in the Register's Office of Davidson County, Tennessee, dated November 2, 2021 and recorded on 12-3-21.

Being the same property conveyed to Robert A. Broda, A Single Person, and Robert A. Broda, Jr. and Sherry Broda, Husband and Wife, as Tenants in Common, by Warranty Deed from Pichoslap Development Company, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170613-0059149, in the Register's Office of Davidson County, Tennessee, dated June 09, 2017 and recorded on June 13, 2017.

This is ☒ improved or ☐ unimproved property located at: **1920A 14th Avenue North, Nashville, TN 37208.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and

other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 18 day of November, 2021.

GRANTOR:

Robert A. Broda, Jr.

Sherry Broda

STATE OF NEW YORK
COUNTY OF Monroe

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert A. Broda, Jr., Sherry Broda, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18 day of November, 2021.

Notary Public
My Commission expires:

KRISTINA B. MURPHY
Notary Public, State of New York
No. 01MU6371170
Qualified in Monroe County
Commission Expires February 26, 2022

Brandon G. Broda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brandon G. Broda, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of November, 2021.

Notary Public
My Commission expires: 3-1-2023

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

Robert A. Broda, Sr.

STATE OF NORTH CAROLINA
COUNTY OF Iredell

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert A. Broda, Sr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12 day of November, 2021.

Notary Public
My Commission expires: 9/22/2024

John William Childress III
NOTARY PUBLIC
Iredell County
North Carolina
My Commission Expires 9/22/2024