Karen Johnson Davidson County
Batch# 796750 DEEDWARR
01/28/2022 12:44:30 PM 5 pgs
Fees: $28.00 Taxes: $3,330.00
20220128-0010573

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-15341-LV

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, ~~whichever~~ is greater, for this transfer is $900,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of January, 2022.

Notary Public
My Commission Expires: _____

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John S. Anderson 623 27th Avenue North Nashville, TN 37208	New Owner	092 10 0F 008.00

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., an unmarried man, 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 **John Samuel Anderson, an unmarried man,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 8 of Plan of 27N at City Heights Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Plan of 27N at City Heights Townhomes, a Horizontal Property Regime, of record in Instrument No. 20170523-0051197, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Robert Broda Sr. an unmarried man, and Robert Broda Jr., an unmarried man, by Warranty Deed from John Matthew Corey and Suzanne Corey, as Trustees of The 2018 Corey Family Trust, Dtd. April 27, 2018, of record in Instrument No. 20191112-0116043, in the Register's Office for Davidson County, Tennessee, dated November 7, 2019 and recorded on November 12, 2019.

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 Sr. and Robert A. Broda Jr. dated January 7, 2022 and recorded on _____ in Instrument No.____202201280010570_____ in the Register's Office for Davidson County, Tennessee.

This is improved property located at: **623 27th Avenue North, Nashville, TN 37208.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 11th day of January, 2022.

GRANTOR:

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 11th day of January, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8 day of January, 2022.

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 6 day of January, 2022.

Notary Public
My Commission expires: 11/01/2025

DACK ISHII
NOTARY PUBLIC
Lincoln County
North Carolina
My Commission Expires 11/1/2025

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8 day of January, 2022.

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 8 day of January, 2022.

Notary Public
My Commission expires: October 21 2023

JUDITH L. HOFER
Notary Public, State of New York
No. 01HO6399472
Qualified in Monroe County
Commission Expires October 21, 2023

Certificate of Authenticity

I, Joshua A. Terry, 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 1/11/22 & 1/18/22.

Affiant Signature

1/18/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/18/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON