Karen Johnson Davidson County
Batch# 801513 DEEDWARR
02/07/2022 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220207-0014070

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this 27 day of January, 2022.

Notary Public

My commission expires: 3/6/24

(Notary Stamp)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Elizabeth C. Renick	New Owner	104-09-0K-108.00-CO
3818 West End Ave Unit 108		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Dean Ray Broadhead and Robin Christensen, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Elizabeth C. Renick, unmarried

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit 108, Building B on the Plan of The Montclair, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Montclair of record in Book 7332, Page 380, amended in Book 7902, page 113, Instrument No. 20021231-0162451, and Instrument No. 20030113-0005471, in the Register's Office for Davidson County, together with an undivided interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Dean Ray Broadhead and wife, Deborah Downs Broadhead by Warranty deed from Gregory T. Chappell and wife, Tyann Chappell of record in Book 9799, page 724, Register's Office for Davidson County, Tennessee; the said Dean Ray Broadhead and Deborah Downs Broadhead having since divorced, and the said Deborah Downs Broadhead is now known as Deborah Broadhead Brandt; the said Deborah Broadhead Brandt having since conveyed her interest in the subject

property to the said Dean Ray Broadhead by a Quitclaim Deed recorded simultaneously herewith as Instrument Number 202202070014069, Register's Office for Davidson County Tennessee; the said Dean Ray Broadhead having since married Robin Christensen.

Robin Christensen, spouse of the said Dean Ray Broadhead joins in the execution of this instrument to convey any interest she may have in the subject property, particularly any marital interest.

This is improved property known as **3818 West End Ave, Unit 108, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25 day of January, 2022.

Dean Ray Broadhead

Robin Christensen

STATE OF TENNESSEE

COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Dean Ray Broadhead and Robin Christensen, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25 day of January, 2022.

Notary Public
My Commission Expires: 1/6/2025

TIFFANY WARDLAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LTC File No. 21-000513-528

My Commission Expires
January 6, 2025

Certification of Recorded Documents

I, Karen Suggs, 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 January 25, 2022.

(AFFIANT) – Karen Suggs

01/25/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 25th day of January, 2022.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY