Karen Johnson Davidson County
Batch# 811173 DEEDWARR
02/24/2022 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20220224-0021324

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. AT-22-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) 01-06-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl Sehring	NEW OWNER	
(NAME)	(NAME)	
107 Elberta Street	107 ELBERTA STREET	119-05-0-241.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	NASHVILLE, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jason Broyles, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cheryl Sehring, unmarried**, HEREINAFTER CALLED THE GRANTEE, 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. 134 on the Plan of Subdivision of Lots, No's 3 and 4 and parts of 5 and 6, Cumberland Nurseries of record in Plat Book 332, Page 148, in the Register's Office for Davidson County, Tennessee.

Said Lot Number 134 fronts 50.0 feet on the Southerly side of Elberta Street and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Jason Ballard Broyles , an unmarried man by Warranty deed from ARC Properties, G.P., a Tennessee General Partnership of record in Instrument No. 20180912-0090243 Register's Office for Davidson County, Tennessee, dated September 10, 2018 and recorded on September 12, 2018.

Being the same property conveyed to Jason Broyles, an unmarried man by Quitclaim deed from Jason Broyles, also known as Jason Ballard Broyles , an unmarried man, who acquired title as a married man of record in Instrument No. 20190516-0046035 Register's Office for Davidson County, Tennessee, dated May 10, 2019 and recorded on May 16, 2019.

Being also known as 107 Elberta Street Nashville, Tennessee 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 11th day of February, 2022.

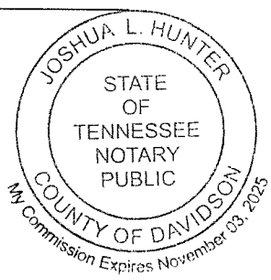
Jason Broyles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of February, 2022, before me personally appeared Jason Broyles, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of February, 2022.

Notary Signature
My commission expires:



Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 FEBRUARY 11, 2022.

Date

Affiant Signature

2/15/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of February, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)