Karen Johnson Davidson County
Batch# 830583 DEEDWARR
03/29/2022 12:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,905.50
20220329-0036230

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Andrew J. Broadnax 559 Joyce Lane Nashville, TN 37076	Andrew J. Broadnax Same as Owner	061-01-0-017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brent Wheeler, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew J. Broadnax, an unmarried man** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the 12th Civil District of Davidson County, Tennessee, being part of the Easterly half of Lot No. 3 on the unrecorded subdivision of a tract of land conveyed by Sue S. Cloyd to T.H. Wilhoite by deed of record in Book 782, Page 798, Register's Office for said County, described according to a survey make by Wm. Collier Parrish Associates, Civil Engineers, December 16,1980, as follows:

Beginning at an iron stake on the Northerly margin of Broadmoor Drive, at the intersection of the Western boundary line of the property conveyed to A.T. Sledge and wife, by deed from T.H. Wilhoite and wife, as of record in Book 853, Page 137, Register's Office, and the Northerly margin of said Drive; thence with the Northerly margin of said Drive, North 87 degrees 30 minutes West 128.7 feet to an iron stake in the Eastern boundary line of the property conveyed to Connie Maud Cantrell Hensley by deed from Wm. L. Gray and wife, as of record in Book 1558, Page 485, said Register's Office; thence with said Hensley's Eastern boundary line, North 2 degrees 11 minutes East 300 feet to an iron stake at the Southwest corner of the property conveyed to Castleman Construction Company, by deed from Reba Pulley Bradford Deason and husband, of record in Book 3401, Page 327, said Register's Office; thence with the said Company's Southern boundary line, North 81 degrees 11 minutes East 132.94 feet to an iron stake in said Sledge's Western boundary line; thence with same, South 2 degrees 30 minutes West 326.07 feet to the beginning.

INCLUDED IN BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIPTION BY DEED TO THE STATE OF TENNESSEE OF RECORD IN BOOK 4949, PAGE 493, SAID REGISTER'S OFFICE:

PARCEL 1:

Beginning at the point of intersection of the North margin of Broadmoor Runs and the East boundary of the Glendon L. DeCoursey property, thence along the said East boundary North 6 degrees 41 minutes 12 seconds East 16.00 feet to a point, thence South 83 degrees 49 minutes 18 seconds East 128.69 feet to a point, thence South 6 degrees 37 minutes 57 seconds West 16.00 feet to a point, in the said North margin, thence along the said North margin North 83 degrees 49 minutes 18 seconds West 128.7 feet to the point of beginning.

PARCEL 2:

Beginning at the point of intersection of the East boundary of the Robert B. Smith property and the South boundary of the Earnest C. Deerman property, thence along the said South boundary North 85 degrees 00 minutes 42 seconds East 131.10 feet to a point thence South 6 degrees 37 minutes 57 seconds West 30.54 feet to a point, thence along a curve left having a radius of 1,120.92 Westwardly for 105.01 feet to a point, thence South 85 degrees
00 minutes 42 seconds West 25.26 feet to a point in the Smith East boundary, thence along the said East boundary North 6 degrees 41 minutes 12 seconds East 25.53 feet to the point of beginning.

The above described property is to be used for the construction of a controlled access highway and all right of Ingress and Egress to, from and across the same to and from abutting lands is hereby conveyed. However, access is provided to an access road described in Parcel 2 above.

The land upon which the drainage facility is to be constructed is to remain the property of die undersigned and may be used for any purpose desired, provided such use does not interfere with the use or maintenance of the drainage facility.

Beginning at the point of intersection of the Smith East boundary and the South margin of the access road described in Parcel 2 above, thence along the said South margin Westwardly 130.27 feet to a point, thence South 6 degrees 37 minutes 57 seconds West 20.81 feet to a point, thence South 86 degrees 41 minutes 25 seconds West 130.42 feet to a point in the said East boundary, thence along the said East boundary North 6 degrees 41 minutes 12 seconds East 21.93 feet to the point of beginning and containing 2,909 square feet.

Being the same property conveyed to Spartan Properties, LLC, a Michigan Limited Liability Company by Warranty deed from Brittany Ryan, married, and Tyler Rendleman, unmarried of record in Instrument No. 20180213-0014265 Register's Office for Davidson County, Tennessee, dated February 7, 2018 and recorded on February 13, 2018. (Value of consideration shown in aforementioned deed $200,000.00.)

Being the same property conveyed to Brent Wheeler, a single man by Quitclaim deed from Spartan Properties, LLC, a limited liability company of record in Instrument No. 20180327-0028723 Register's Office for Davidson County, Tennessee, dated March 27, 2018 and recorded on March 27, 2018. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 559 Joyce Lane Nashville, Tennessee 37216.

The said Brent Wheeler has since married. Melissa Wheeler, spouse of Brent Wheeler, joins in the execution of this instrument for the purpose of conveying her martial interest in said propety.

Subject to any and all plats, easements, restictions, and other matters of record and current property taxes for the current year.

The above legal is the the same legal as that contained in the previous deed of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20 st day of March, 2022.

_____ (SEAL)
Brent Wheeler

Melissa Wheeler (SEAL)
Melissa Wheeler

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20 st day of March, 2022, before me personally appeared Brent Wheeler and Melissa Wheeler, 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 20 st day of March, 2022.

Leslie Covert 5/2025
Notary Signature
My commission expires:

LESLIE COVERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5-5-2025
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $515,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa Wheeler
(Affiant)

Sworn to and subscribed before me this 20 st day of March, 2022.

Leslie Covert
Notary Public
My commission expires: 5/2025

LESLIE COVERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5-5-2025
COUNTY OF DAVIDSON

File No. 2022-969

TRUE COPY CERTIFICATION

I, Elizabeth Leonberger , 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 March 21, 2022.

Elizabeth Leonberger
Date: March 21, 2022

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 21st day of March, 2022 personally appeared before me, a notary public for the State aforesaid, , personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD