Karen Johnson Davidson County
Batch# 838304 DEEDWARR
04/12/2022 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,667.70
20220412-0042094

WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $721,000.00.

× Richard Marion Vance IV
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 2022.

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-030507

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard Marion Vance, IV	Richard Marion Vance, IV	
(NAME)	(NAME)	
930 Crescent Hill Road	930 Crescent Hill Road	083-07-0-247
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED TWENTY-ONE THOUSAND AND NO/100 DOLLARS ($721,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRANDON A. BROYLES, AN UNMARRIED MAN CATHERINE M. SLAGLE, AN UNMARRIED WOMAN, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD MARION VANCE, IV, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, 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. 46 on the Plan of Roselawn of record in Plat Book 2133, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandon A. Broyles, unmarried, and Catherine M. Slagle, unmarried, as tenants in common by Warranty Deed from Jessica Young, married, dated 05/06/2019 and recorded 05/10/2019, of record in Instrument 20190510-0044191, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 930 Crescent Hill Road, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this the 4th day of April, 2022

Brandon A. Broyles

Catherine M. Slagle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Brandon A. Broyles and Catherine M. Slagle, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of April, 2022.

SARAH SIMMONS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
~~May 02, 2022~~
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3-3-26

(SEAL)

True Copy Certification

I, **Diane March,** 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 this the 4th day of April, 2022.

Affiant Signature
Date 04/04/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4th day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

