Karen Johnson Davidson County
Batch# 866111 DEEDWARR
06/01/2022 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20220601-0063445

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $610,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of May, 2022.

Notary Public

My commission expires: 5.14.25

(Notary Stamp)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Dannell Cepeda and Ethan Dodgen** | **New Owner** | **061-07-0-109.00** |
| **914 Broadmoor Drive** | | |
| **Nashville, TN 37216** | | |

FOR AND IN 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, WE,

**Henry A. Salgado, III and Michele Jones Salgado, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Dannell Cepeda, unmarried and Ethan Dodgen, unmarried, as tenants in common with the right of survivorship**

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. 17 of Block "E" on the Plan of Broadmoor of record in Book 547, Page 161, 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 Henry A. Salgado, III and Michele Jones Salgado, husband and wife, by Warranty Deed from Skinner Professional Services, LLC, an Alabama limited liability company, dated December 27, 2019, of record in Instrument No. 20200102-0000544, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 547, Page 161, Register's Office for Davidson, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 914 Broadmoor Drive, Nashville, TN 37216.

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 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 24th day of May, 2022.

Henry A. Salgado III by A. Scott Hubbard Attorney in fact
Henry A. Salgado, III by A. Scott Hubbard, his Attorney-In-Fact

Michele Jones Salgado by A. Scott Hubbard Attorney in fact
Michele Jones Salgado by A. Scott Hubbard, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared A. Scott Hubbard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Henry A. Salgado, III and wife, Michele Jones Salgado, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Henry A. Salgado, III and wife, Michele Jones Salgado, and is authorized by Henry A. Salgado, III and wife, Michele Jones Salgadoto execute this instrument on their behalf.

Witness my hand, at office, this 24th day of May, 2022.

Notary Signature
My commission expires:

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/21/25
COUNTY OF WILLIAMSON

File #: 22-190
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

**CERTIFICATE OF AUTHENTICITY**

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 5-24, 2022.

Affiant
Date: May 27, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27 day of May 2022.

Notary Public

My Commission Expires: 11/15/2025

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY