# WARRANTY DEED

Karen Johnson Davidson County
Batch# 866281 DEEDWARR
06/02/2022 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20220602-0063656

MJ-P-22-1508

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/15/25
(AFFIX SEAL)

HANNAH LEWIS NOTARY PUBLIC TENNESSEE My Comm Exp 3/15/2025 COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Fletcher James Leonard** | **NEW OWNER** | |
| (NAME) | (NAME) | |
| **1508 Ward A Ave** | | **072-14-03L-001.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ZACHARY BROMLEY AND WIFE, ERIN BROMLEY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FLETCHER JAMES LEONARD, A MARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, 1508 Ward Avenue Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 1508 Ward Avenue Residences, of record in Instrument No. 20160328-0028908, 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 Zachary Bromley by Warranty deed from Precision Property Restoration, LLC, a Tennessee limited liability company of record in Instrument No. 20161026-0113002 Register's Office for Davidson County, Tennessee, dated October 18, 2016 and recorded on October 26, 2016.

Being the same property conveyed to Zachary Bromley and wife, Erin Bromley by Quitclaim deed from Zachary Bromley, married of record in Instrument No. 20161026-0113004 Register's Office for Davidson County, Tennessee, dated October 18, 2016 and recorded on October 26, 2016.

This conveyance is subject to:
- Taxes for the year 2022.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 24, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160328-0028908, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160404-0031930, in the Register's Office for Davidson County, Tennessee.
- Agreement for Joint Driveway, Electric Gate and Restrictive Covenants of record in Instrument Number 20161019-0110488, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4058, Page 579, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1508 Ward A Ave, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20 DAY OF MAY, 2022.

Zachary Bromley by Paul Hinman, Attorney-in-Fact

Erin Bromley by Paul Hinman, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ZACHARY BROMLEY AND ERIN BROMLEY, and who acknowledged he executed the same as the free act and deed of the said ZACHARY BROMLEY AND ERIN BROMLEY.

Witness my hand and official seal, this the 20th of May, 2022.

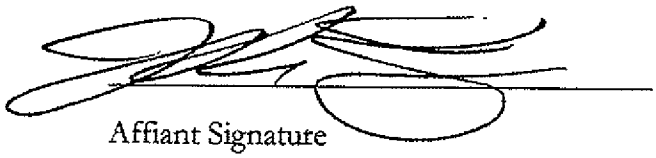
Notary Public
My Commission Expires: _____
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# Certificate of Authenticity

I, Joshua A. Terry, 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 5-20-22.



Affiant Signature

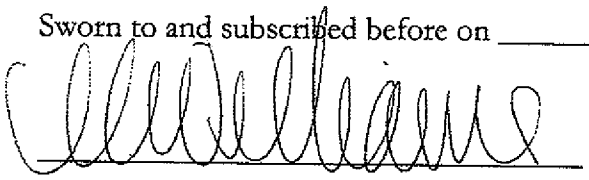
5-27-22

Date

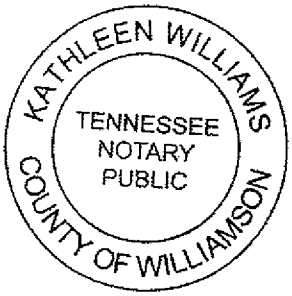
State of Tennessee

County of Williamson

Sworn to and subscribed before on 5-27-22.



Notary Public




My Commission Expires: 5.23.23