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Karen Johnson Davidson Cc
Batch# 892455 DEEDWARR
07/22/2022 11:02:09 AM 2 pgs
Fees: $13.00 Taxes: $2,212.60

20220722-0084071

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This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227282

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$598,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 18th day of July, 2022.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

THIS INDENTURE, made this 18th day of July, 2022, among:

SCOTT C. SIMS AND JORDAN O. SIMS, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BENJAMIN JAMES JELKS AND MADISON LOREE BROUSSARD, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Section Four, Caldwell Country Estates of record in Plat Book 2854, Page 101, 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 Mark Taylor Ezell, unmarried by Warranty deed from Adam D. Terry and wife, Catherine G. Terry of record in Instrument No. 20120510-0040751 Register's Office for Davidson County, Tennessee, dated May 09, 2012 and recorded on May 10, 2012.

Being the same property conveyed to Mark Taylor Ezell and Kimberly M. Ezell, husband and wife by Quitclaim deed from Mark Taylor Ezell, unmarried of record in Instrument No. 20130617-0061694 Register's Office for Davidson County, Tennessee, dated June 10, 2013 and recorded on June 17, 2013.

Being the same property conveyed to Scott C. Sims and Jordan O. Sims, husband and wife by Warranty deed from Mark Taylor Ezell and Kimberly M. Ezell, husband and wife of record in Instrument No. 20190627-0062740 Register's Office for Davidson County, Tennessee, dated June 26, 2019 and recorded on June 27, 2019.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Scott C. Sims

Jordan O. Sims

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Scott C. Sims and Jordan O. Sims, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of July, 2022.

T.P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Benjamin Jelks and Madison Broussard
Address: 338 Timberdale Ct
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: New Owner
Address: _____
City, State, Zip: _____

Tax ID: 147-05-0-241.00