Karen Johnson Davidson County
Batch# 906427 DEEDWARR
08/22/2022 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220822-0094777

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. JN-22-2904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
South Elevation Investments LLC	SAME OWNER	
(NAME) 629 American Road	(NAME) 289 Labrador LN	090-11-0-052.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Barnsville, NC 28714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Steven E. Broomhead Sr. and Annette M. Broomhead, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **South Elevation Investments LLC**, HEREINAFTER CALLED THE GRANTEE, 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. 50 on the Plan of Charlotte Park, Section I of record in Plat Book 2663, Page (s) 2 through 6, inclusive, 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 Steven E. Broomhead, Sr. and wife, Annette M. Broomhead by Warranty deed from Frank E. Lares and wife, Joy R. Lares of record in Book 11679, page 662, Register's Office for Davidson County, Tennessee, dated September 27, 1999 and recorded on September 29, 1999.

This is property more commonly known as 629 American Road, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 11th day of August, 2022.

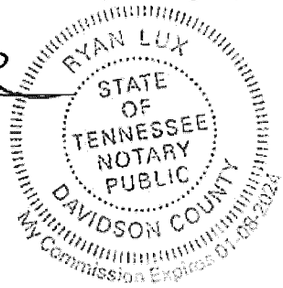
Steven E. Broomhead, Sr.

Annette M. Broomhead

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of August, 2022, before me personally appeared Steven E. Broomhead, Sr. and Annette M. Broomhead, 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 11th day of August, 2022.



Notary Signature
My commission expires:

Certificate of Authenticity

I, Jill Neely, 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 **08/11/2022**.

Date

Jill M Neely

Affiant Signature

08/22/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22nd** day of **August**, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)