Karen Johnson Davidson County
Batch# 948147 DEEDWARR
12/06/2022 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20221206-0127039

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20227836 **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 **$420,000.00**, 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 5th day of December, 2022. Notary Public My Commission Expires: 2-22-26

WESLEY BLOW NOTARY PUBLIC TENNESSEE My Comm Exp. 02-22-26 COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 5th day of December, 2022, among:

SARAH K. BENDORF AND CHRISTOPHER J. BECKUM

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

AND

THOMAS DAVID BROUSSARD
An unmarried man

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 located in Davidson County, Tennessee, being all of Lot No. 267 on the Plan of Section Five, Caldwell Country Estates, of record in Plat Book 3300, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sarah K. Bendorf and Christopher J. Beckum by Warranty Deed from Music City Holdings LLC, a Texas Limited Liability Company, dated March 24, 2022, of record in Instrument No. 20220407-0040718, Register's Office for Davidson County, Tennessee.

This property being known as 5006 Suter Drive, Nashville, TN 37211.

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.

Sarah K. Bendorf

Christopher J. Beckum

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Sarah K. Bendorf and Christopher J. Beckum, 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 2ND day of December, 2022.

MONICA K COGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 01-21-2026

Owner Name & Property Address:

Name: Thomas David Broussard
Address: 5006 Suter Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

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

Tax ID: 147-06-218.00

Certificate of Authenticity

I, Shannon R. Richardson 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 December 5, 2022.

Date

Shannon R Richardson

Affiant Signature

December 5, 2022

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of December, 2022

Wesley Blow

Notary's Signature

My Commission Expires: 2-22-2026

Date

Notary's Seal (if on paper)

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON