THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243622** Karen Johnson Davidson County Batch# 978606 DEEDWARR 03/09/2023 08:09:30 AM 4 pgs Fees: $23.00 Taxes: $1,739.00 20230309-0016866	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Affiant Subscribed and sworn to before me, this 7th day of March, 2023. Notary Public My Commission Expires: 10/16/2024 TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Blake William Broadfoot 305 Seven Springs Way, Unit 401 Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160-15-0D-049.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kristy J. Sinkfield and Willie A. Sinkfield, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Blake William Broadfoot, a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 49 , on the Horizontal Property Regime for St. Martin Square at Seven Springs Condominium, Phase II, as recorded in the Master Deed of record as Instrument No. 20060310-0028319, as supplemented in Instrument No. 20061109-0139692 and corrected by Instrument of Correction of record as Instrument No. 20080730-0077840 and as amended in Instrument No. 20090624-0058791, and as shown on plat recorded in Instrument No. 20060222-0020470, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to KRISTY J. SINKFIELD AND WILLIE A. SINKFIELD, WIFE AND HUSBAND, by deed from NANCY JOSEPHINE KJELMAN-RYLES, of record in Instrument No. 20190930-0099298 , dated September 24, 2019 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 160-15-0D-049.00 CO.

Matters shown on the Plan of record as Instrument No. 20060222-0020470, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20000713-0069415, amended in Instrument No. 20000713-0075531, 20000818-0081931, 20010803-0082967 and 20011024-0116171, said Register's Office.

Master Deed of record as Instrument No. 20060310-0028319, as supplemented in Instrument No. 20061109-0139692 and corrected by Instrument of Correction of record as Instrument No. 20080730-0077840 and as amended in Instrument No. 20090624-0058791, said Register's Office.

Storm Water Detention Agreement of record as Instrument No. 20040816-00098712, said Register's Office.

This is improved property located at 305 Seven Springs Way, Unit 401 Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of March, 2023.

Kristy J. Sinkfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristy J. Sinkfield, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of March, 2023.

Notary Public



My Commission Expires: _____

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~7th~~ 6th day of March, 2023.

Willie A. Sinkfield

STATE OF MD
COUNTY OF Prince George's

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Willie A. Sinkfield, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~7th~~ 6th day of March, 2023.

Notary Public

My Commission Expires: 10/3/24

JERYL R. TALLEY-HALL
Notary Public - State of Maryland
Prince George's County
My Commission Expires Oct 3, 2024

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 3/6/2023 & 3/7/2023.

Affiant Signature

3/8/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/8/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON