This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1004091 DEEDWARR
05/16/2023 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230516-0036658

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Roger Starner Jones, Jr. 3818 West End Ave., Unit 213 Nashville, TN 37205	Roger Starner Jones, Jr. 3818 West End Ave., Unit 213 Nashville, TN 37205	104090K- 213.00CO

THIS INDENTURE, made this 15th day of May 2023 between

Michael J. Broadwell, married

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

R Starner Jones, Jr., an unmarried man

of DAVIDSON County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 213 of The Montclair, West End Avenue & Wilson Boulevard, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, Page 954, and further set forth in Book 7332, Page 380, as Amended in Book 7902, Page 113; Instrument No's. 20021231-0162451 and 20030113-0005471, Registers Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and liability common elements of the Condominium.

Being the same property conveyed to Michael J. Broadwell, married by Warranty Deed dated 2/9/2020 from Behnaz Barahimi Sulkowski, married and joined by spouse James Parkes Sulkowski, of record in Instrument No. 20210210-0019376, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 3818 West End Ave., Unit 213, Nashville, TN 37205.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2023 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

This property was not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes.

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 said Grantor hereunder sets his hand and seal the day and year first above written.

Michael J. Broadwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael J. Broadwell, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee, on this the 15th day of May 2023.

Notary Public
My Commission Exp: 7-3-23

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $400,000.00.

Affiant

Sworn to and subscribed before me, this 15th day of May 2023.

Notary Public
My Commission Exp: 7-3-23

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

True Copy Certification

I, **Tonya Cherry,** 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 this the ~~16th~~ 15th day of May, 2023.

Affiant Signature
Date 05/16/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16th day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2025

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON