Karen Johnson Davidson County
Batch# 1011137 DEEDQC
06/05/2023 12:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230605-0042380

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 0

Subscribed and sworn to before me this 5 day of June, 2023.

SUANNE K TOOMK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES MARCH 25, 2026

Notary Public **Affiant**

My Commission Expires: 3/25/2026

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
Chad Broadbent 1029 Stonehollow Way Mt. Juliet, TN 37211	Same as New Owner	09708000300

FOR AND IN CONSIDERATION of ten dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Tammie F. Reddy**, a single person, hereby quitclaims and conveys her life estate and any other interest she may have in said property to **Chad Broadbent** and **Todd Broadbent**, in equal shares as tenants in common, their successors and assigns, to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Lake Park, Section I, as of record in Book 4175, page 134 and 135, Register's Office for said County, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to JERRY BROADBENT by Quitclaim Deed from DEVONA BROADBENT, a widow, dated October 25, 2000, of record in Instrument No. 20001130-0117513, Register's Office for Davidson County, Tennessee.

And being the same property in which a life estate interest was transferred to Tammie F. Reddy, wife of Jerry Broadbent, of record in instrument no. 20200724-0081476, Register's Office for Davidson County, Tennessee. The said Jerry Broadbent, aka Jerry Wayne Broadbent, died intestate on November 23, 2022, a resident of Sumner County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances of record as may affect the premises.

Witness our hands this 5 day of June, 2023, the bargaining parties, having caused their names to be signed hereto on said day and date.

Tammie F. Reddy
TAMMIE F. REDDY, Grantor

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Russell E. Freeman a Notary Public in and for said County and State, **TAMMIE F. REDDY** within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, TN, this the 5 day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 6/5/2023 [DATE].

AFFIANT SIGNATURE

June 5, 2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 5th day of June, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

