Karen Johnson Davidson County
Batch# 1020681 DEEDWARR
06/29/2023 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20230629-0049746

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2023.

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

Notary Public

MY COMMISSION EXPIRES: 8-20-2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joshua Tomas Condon and Sarah Taylor Condon	First Horizon Bank	Parcel ID: 131 15 0 008.00
(NAME) 4629 Benton Smith Rd	(NAME) 12719 Road, Ste 200 Cantrell	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Alan H. Broquist and wife, Anita Broquist***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joshua Tomas Condon and Sarah Taylor Condon, husband and wife**, hereinafter called the Grantees, 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. 38 on the Plan of Harpeth Acres, Section 7, as of record in Book 2331, page 154, Register's Office for said County.

Said Lot No. 38 fronts 276.1 feet on the westerly side of Benton Smith Road and runs back 342 feet on the north line and 250 feet on the south line to a dead line on which it measures 83.2 feet.

Being the same property conveyed to Harry P. Broquist and wife, Marion E. Broquist from Curtis P. Ramsey and wife, Marjorie E. Ramsey by Warranty Deed dated August 14, 1969 and recorded on August 18, 1969 in Book 4358, Page 105, Register's Office for Davidson County, Tennessee. The said Harry P. Broquist date of death not stated and Marion E. Broquist, deceased as per Probate in Instrument No. 20130404-0033327 and pursuant to her Last Will and Testament in Instrument No. 20130404-0033328, filed in Davidson County, Tennessee, subject property vested in Alan H. Broquist. *Anita Broquist joins in this conveyance of subject property for the purpose

of conveying any and/or all right, title and interest, if any, she may in in and to the said property by virtue of marriage to Alan H. Broquist.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 4629 Benton Smith Rd, Nashville, TN 37215

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 our hands this 28th day of June, 2023.

Alan H. Broquist

Alan H. Broquist

Anita L. Broquist

Anita Broquist

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alan H. Broquist and Anita Broquist, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2023.

Notary Public

My Commission Expires:

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-14-2026

True Copy Certification

I, John W. Bishop, 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 28 day of June, 2023.

Affiant Signature
Date 6/28/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of June, 2023

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026