Prepared by:
Blake Garner, Attorney
Trinity Title LLC
401 W. Main Street Ste 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of July, 2023

Notary Public
My Commission Expires: 5/31/2026

CHRISTY M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1027798 DEEDWARR
07/18/2023 12:51:30 PM 4 pgs
Fees: $23.00 Taxes: $2,549.30
20230718-0055210

Address of New Owner	Send Tax Bills To:	Map & Parcel
Karen D. Bell and Peter A. Bell 2212 Seven Points Cir Hermitage, TN 37076	New Owner	098-13-OC-174-00CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Shannel Broadus and Tyrone Broadus, Wife and Husband** HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen D. Bell and Peter A. Bell, Wife and Husband** HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER 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. 167 on the Plan of Final Plat Phase 5, Section 1, The Meadows of Seven Points, a cluster Lot Development of record in Plat at Instrument No. 20060522-0059944, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shannel Broadus and Tyrone Broadus, wife and husband by Warranty deed from David R. Schneider and Jamie L. Schneider, husband and wife of record in Instrument No. 20220909-0101258 Register's Office for Davidson County, Tennessee, dated September 06, 2022 and recorded on September 09, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2212 Seven Points Cir Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), ITS/THEIR/HIS/HER heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17 day of July, 2023

Shannel Broadus

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Shannel Broadus with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath acknowledged herself the within named Bargainors who executed the foregoing Warranty Deed for the purposes therein contained.

Witness my hand and seal this 17 day of July 2023.

Notary Public
My Commission Expires: 12-22-2025

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dated this the 17 day of July, 2023.

Tyrone Broadus

STATE OF Florida
COUNTY OF Brevard

[X] By Physical Presence
[ ] Online Notarization

Produced as Identification:

Driver License

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Tyrone Broadus with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself the within named Bargainors who executed the foregoing Warranty Deed for the purposes therein contained.

Witness my hand and seal this 17 day of July, 2023.

Patricia Arnaiz Chipoco

Notary Public
My Commission Expires: 03/10/27

PATRICIA ARNAIZ CHIPOCO
Notary Public - State of Florida
Commission # HH 363186
My Comm. Expires Mar 10, 2027
Bonded through National Notary Assn.

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi M. Johnston *(custodian's name)*, 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 7/17, 2023 *(date of document)*.

Custodian's Signature — 7/18/23 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 18th day of July, 2023

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

Notary Public

MY COMMISSION EXPIRES: _____