THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1048733 DEEDWARR
09/12/2023 09 27 47 AM 2 pgs
Fees $13 00 Taxes $2,984 05
20230912-0071399

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Philip Brodak and Sophia Brodak 1846 Primrose Avenue Nashville, TN 37212	Owner	117-04-0-345.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Shawn Cormier, II and Amanda Cormier, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Sophia Brodak, a single woman and Philip Brodak, a married man, joint tenants with right of survivorship**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, **Being Lot No. 2, Block "A", on the plan of Belmont Terrace, Annex No. 4**, of record in Plat Book 974, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Warranty Deed from Don J. Mooradian and wife, Kathleen Williams Mooradian, to Shawn Cormier II and Amanda Cormier, husband and wife, of record on 3/29/2019, at Instrument No. 20190329-0028833, Davidson County Register of Deeds.

This property is commonly known as 1846 Primrose Avenue, Nashville, TN 37212*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. . GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 5 **day of September, 2023:**

Shawn Cormier II **Amanda Cormier**

STATE OF Michigan

COUNTY OF Ingham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shawn Cormier II** and **Amanda Cormier,** the bargainors, 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 5 day of **September, 2023:**

Notary Public

My Commission Expires. 8/25/2026

TAMMY J GLENN
Notary Public - State of Michigan
County of Ingham
My Commission Expires Aug 25, 2026
Acting in the County of Ingh

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$806,500.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, ~~THIS~~ THIS 6th DAY OF **September, 2023**.

Notary Public

My Commission Expires 9/2/24

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024