Karen Johnson Davidson County
Batch# 1059092 DEEDWARR
10/10/2023 08 44 27 AM 3 pgs
Fees $18 00 Taxes $1,553 63

20231010-0079409

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $419,900.00 Affiant Subscribed and sworn to before me This 28th day of September, 2023. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Kathryn M. Brohm 1844 Brookmeadow Ln Hermitage, TN 37076	**New Owner**	**064 16 0D 085.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Elliot Development, LLC, a Tennessee Limited Liability Company,** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Frederick H. Brohm, Elizabeth Anne Brohm, and Kathryn M. Brohm.** (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 252 on the Plan of Section Two, Truxton Park, of record in Instrument No. 20010515-0049898, said Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elliot Development, LLC, by Warranty Deed from Amamda Om, Executrix of the Estate of Vetahmary R. Higgins, of record in Instrument No. 20231006-0078958, Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 1844 Brookmeadow Ln, Hermitage, TN 37076.

This Conveyance is subject to the following:

1. Taxes for the year 2023 and subsequent years, being liens not yet due and payable.
2. Charter to Truxton Park HOA of record in instrument no 20001101-0108603, said Register's Office.
3. Deed to Truxton Park HOA of record in Instrument NO. 20050311-0027267, said Register's Office.
4. Subject to all matters as shown on plat in Instrument NO. 20010515-0049898, said Register's Office.
5. Easement as of record in Book 4910, Page 838, book 5699, Page 535, Book 7877, Page 328 and Instrument No. 20001208-0121300, said Register's Office.
6. Restrictive Covenants of record in Instrument No. 20001011-0100896, Instrument No. 20001030-0107559, Instrument NO. 20010522-0052910, Instrument NO. 20020123-0009419, Instrument No 20020506-0055897, Instrument NO. 20020718-0086907, said Register's Office.
7. By Laws of record in Instrument No. 20001101-0108604, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed this 28th day of September 2023.

Grantor: Elliott Development, LLC

CHIEF EXECUTIVE OFFICER

By: Michael Elliott, Chief Executive Officer

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Michael Elliott, Chief Executive Officer for Elliott Development, LLC,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Chief Executive Officer for Elliott Development, LLC**, and as such **Chief Executive Officer,** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Elliott Development, LLC,** the within named bargainor, and that he as such **Chief Executive Officer,** executed the foregoing instrument for the purpose therein contained, by signing the name **Michael Elliott, Chief Executive Officer.**

WITNESS my hand and official seal at Nashville, Tennessee, this 28th **day of** September, **2023.**

William Altus Pryor

Notary Public

My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE
NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026