Karen Johnson Davidson County
Batch# 1061564 DEEDWARR
10/17/2023 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20231017-0081506

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0468

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bonell McBroom, III and Nancy Montgomery McBroom	New Owners	Map: 084040A30700CO
(NAME) 307 Autumn Chase Drive	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JACK FRANKLIN ABBOTT, JR. AND STEPHEN WALLIS ABBOTT, SUCCESSOR CO-TRUSTEES OF THE ABBOTT FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED MAY 9, 2014,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BONELL MCBROOM, III AND NANCY MONTGOMERY MCBROOM, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 307 of Autumn Chase Condominiums, a Horizontal Property Regime as shown on the plat of Autumn Chase Condominiums recorded as Exhibit "A" and described in a Master Deed of Declaration of Covenants, Conditions, and Restrictions of record in Book 7718, Page 418, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Abbott Family Revocable Living Trust Agreement dated May 9, 2014, by Quitclaim Deed from Mildred C. Abbott, a married woman, of record in Instrument No. 20140708-0060185, dated June 23, 2014, also see Warranty Deed in Book 8898, Page 441, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 609, said Register's Office; (3) Charter for Homeowners Association of record in Book 7728, Page 111, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7718, Page 418, Book 7718, Page 477, amended in Instrument No. 20050823-0100514 and Instrument No. 20150121-0005716, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 307 Autumn Chase Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 17th day of October, 2023.

The Abbott Family Revocable Living Trust

BY: _____
Jack Franklin Abbott, Jr.
Successor Co-Trustee

BY: _____
Stephen Wallis Abbott
Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jack Franklin Abbott, Jr. and Stephen Wallis Abbott, Successor Co-Trustees of the The Abbott Family Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oath, acknowledged themselves to be the Successor Co-Trustees, of the The Abbott Family Revocable Living Trust, and that they as such Successor Co-Trustees, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Jack Franklin Abbott, Jr. and Stephen Wallis Abbott, as Successor Co-Trustee.

Witness my hand and official seal this 17th day of October, 2023.

My commission expires: 3/6/24

_____
Notary Public

PATRICIA A. NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Certification of Recorded Documents

I, Julia Wyatt, 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 October 17, 2023.

(AFFIANT) – Julia Wyatt

10/17/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 17th day of October, 2023.

My commission expires: 3/6/24

Notary Public

PATRICIA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY