This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21835-RR

Karen Johnson Davidson County
Batch# 1079938 DEEDWARR
12/08/2023 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20231208-0094778

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of December, 2023.

Notary Public
My Commission Expires: 1/4/2027

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cheyenne Broyles and Trea Broyles, 3417 Tisdall Drive White Creek, TN 37189	NFM, Inc. dba NFM Lending 1190 Winterson Road Suite 300 Linthicum, MD 21090	049 15 0 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joy Steidl and Eric Steidl, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Cheyenne Broyles and Trea Broyles, husband and wife**, hereinafter called the Grantee(s), his/her/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. 5-A on the Plan of Zone Lot Division, Lot No's. 5 & 6, Phase One, Deer Meadows, of record in Plat Book 6250, Page 316, amending Plat of record in Plat Book 5800, Page 270, 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 Joy Steidl and Eric Steidl, Wife and Husband, by Warranty Deed from Brandon Jones, Eric Jones and Timia Wilson, of record in Instrument No. 20230728-0058497, in the Register's Office of Davidson County, Tennessee, dated July 27, 2023, and recorded on July 28, 2023.

This is improved property located at: **3417 Tisdall Drive, White Creek, TN 37189.**

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of December, 2023.

GRANTOR:

Joy Steidl

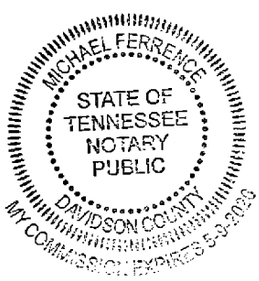
Eric Steidl

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joy Steidl and Eric Steidl, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of December, 2023.

Notary Public
My Commission expires: 5-9-2026



Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 December 7, 2023

Affiant Signature

Date: 12/7/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this December 7, 2023

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

