This Instrument Prepared By:
Baxter Estate Law, LLC
PMB 119
2020 Fieldstone PKWY, STE 900-119
Franklin, TN 37069
laura@baxterestatelaw.com
After recording, return to preparer

Karen Johnson
Batch # 1084079
12/20/2023 10:36:39 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARRSP
3 pgs
20231220-0098059

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
David J. Brocklehurst and Laura L. Brocklehurst, Trustees, of the David J. and Laura L. Brocklehurst Living Trust UTD 8/29/23, and any amendments thereto. 106 East Shady Trail, Old Hickory, TN 37138	New Owner	50P-C-013.00

[Note: This transfer is exempt from transfer tax pursuant to T.C.A. § 67-4-409 (a)(1)(C)(vi). Accordingly, pursuant to T.C.A. § 67-4-409 (a)(1)(E), no oath of value shall be required.]

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.

Affiant, DAVID J. BROCKLEHURST

Sworn to and subscribed before me
this 29 day of August, 2023.

Notary Public
My Commission Expires: 6-14-26

LAURA BARFIELD BAXTER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 06-14-2026

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DAVID J. BROCKLEHURST and LAURA L. BROCKLEHURST, husband and wife,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto, **DAVID J. BROCKLEHURST and LAURA L. BROCKLEHURST, Trustees, of the DAVID J. AND LAURA L. BROCKLEHURST Living Trust UTD August 29, 2023, and any amendments thereto,** hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 98 on the Plan of Hidden Hill, of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David J. Brocklehurst and Laura L. Brocklehurst, husband and wife, by Warranty Deed from Chad Michael Harman, dated July 21, 2020 and recorded July 23, 2020, of record in instrument 20200723-0081348, in the Registers Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD, including:

Subject to All matters shown on the plat of record in Plat Book 4860, Page 43; Covenants, conditions, easements and restrictions recorded in Book 4938, Page 337; and Abandonment of 10 foot Public Utility and Drainage Easement of record in Book 7690, Page 273, all of record in the Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

This is improved property located at 648 HIDDEN HILL DRIVE, HERMITAGE, TN 37076.

T.C.A. §35-15-510 applies to the real property identified in this deed (and any proceeds therefrom).

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

WITNESS my hand this 29 day of August, 2023.

GRANTOR:

DAVID J. BROCKLEHURST

LAURA L. BROCKLEHURST

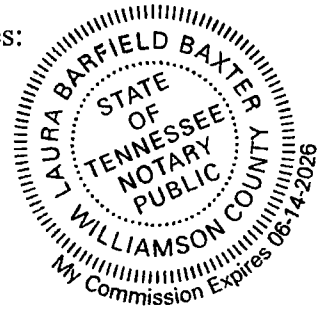
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared DAVID J. BROCKLEHURST AND LAURA L. BROCKLEHURST, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 29th day of August, 2023.

Laura Barfield Baxter
Notary Public

My Commission Expires:



THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR WARRANTY AS TO THE ACCURACY OF THE DESCRIPTION OR TO THE STATUS OF TITLE TO THE ABOVE REFERNCED PROPERTY. THIS DOCUMENT HAS BEEN PREPARED FROM INFORMATION PROVIDED TO THE PREPARER WITHOUT FIRST CONDUCTING A TITLE EXAMINATION.