Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared by:
Security Title & Escrow Co., LLC
1500 Hatcher Ln.
Columbia, TN 38401

Karen Johnson Davidson County
Batch # 1105223 DEEDWARR
02/28/2024 10:30:09 AM 2 pgs
Fees: $13.00 Taxes: $1,224.70
20240228-0013560

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Justin Hearon, a married man**, FIRST PARTY, which expression shall include heirs, assigns and Personal representatives, and **Summer Broussard and Kaleb Broussard, wife and husband,** SECOND PARTY, which expression shall include heirs, assigns, and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Unit 37, Phase 1 on the Plan of Rowhouse at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, and Restrictions of Rowhouses of Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-00373885, amended in Instrument No. 20190627-0062402 and 2020016-0005698, and Attorney's Certificate in Instrument No. 20200406-0036201, Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereon. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibit "C1" and "C2" to the First Amendment of record in Instrument No. 20190627-0062402, Register's Office of Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Justin Hearon by Special Warranty deed dated June 25, 2020 of record in Instrument No. 20200626-0069434, Register's Office of Davidson County, Tennessee.

Map & Parcel 44-9-OB-37

Property Address: 2153 Bayport Avenue, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

Chandley Hearon, wife of the FIRST PARTY, hereby joins in this deed for the purpose of conveying any interest she may have in the above-described property by virtue of marriage or otherwise.

IN WITNESS WHEREOF, this conveyance has been executed on the 21 day of February, 2024.

Justin Hearon

Chandley Hearon

Chandley Hearon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, **Justin Hearon and Chandley Hearon,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 21 day of February, 2024.

My notary expires: 1/25/26

Notary Public

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $331,000.00

Affiant

WITNESS my hand, at office, this the 21st day of February, 2024.

My notary expires:

Notary Public

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

NEW PROPERTY OWNERS:

Kaleb Broussard and
Summer Broussand
2153 Bayport Avenue
Old Hickory, Tennessee 37178

PERSON RESPONSIBLE FOR TAXES:

New Owner