Karen Johnson Davidson County
Batch# 1105285 DEEDWARR
02/28/2024 12:14:30 PM 5 pgs
Fees: $28.00 Taxes: $1,098.90
20240228-0013641

AFTER RECORDING RETURN TO:
Closeline Settlements
702 King Farm Boulevard
Rockville, MD 20850
File No. 79944TNF-HQ

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 150 1 20.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 27th **day of** February, 2024, by and between **Troy D. Broadston,** residing at 7930 Haury Road, Lebanon, IL 62254, hereinafter referred to as Grantor(s) and **Carlos Javier Martinez, as sole owner,** residing at 1714 Luton Drive, La Vergne, TN 37086, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Two Hundred Ninety Seven Thousand and 00/100 Dollars ($297,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 481 Rural Hill Road, Nashville, TN 37217

Being the same property conveyed to Troy D. Broadston from Douglas M. Broadstone et ux Brenda Y. Muth-Broadston in a Quitclaim Deed dated 07/15/2016 and recorded 01/10/2018 under Instrument Number: 20180110-0003448 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

This is not the homestead property of the Grantor and/or his spouse.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Troy D. Broadston

STATE OF Illinois
COUNTY OF Saint Clair

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Troy D. Broadston** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Saint Clair, this 27 day of February, 2024.

Notary Public

My Commission expires: 10-21-2024

DOUGLAS J BARTON
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 21, 2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 297,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

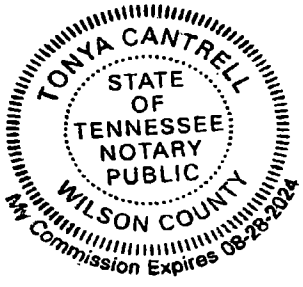
Carlos Javier Martinez
Affiant

Print Name: Carlos Javier Martinez

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 27th day of February, 2024.

Tonya Cantrell
Notary Public
My Commission Expires: 8/28/2024



Name and address for person(s) responsible for taxes:

Carlos Javier Martinez
1714 Luton Drive
La Vergne, TN 37086

Name and address of property owner:

Carlos Javier Martinez
1714 Luton Drive
La Vergne, TN 37086

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 219 ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION ONE, AS OF RECORD BOOK 3600, PAGE 43, REGISTERS OFFICE OF SAID COUNTY.

SAID LOT NO. 219 FRONTS 80 FEET ON NORTHERLY SIDE OF RURAL HILL ROAD AND RUNS BACK BETWEEN LINES 154.56 FEET ON THE EASTERLY SIDE AND 160 FEET ON THE WESTERLY SIDE TO A LINE IN THE REAR ON WHICH IT MEASURES 80.16 FEET THEREON.

SUBJECT TO:

SUBJECT TO ALL THE CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 3600, PAGE 43 IN THE RECORDS OF THE REGISTER OF DEEDS FOR DAVIDSON, COUNTY, TN.

Parcel ID Number: 150 1 20.00

Property Commonly Known As: 481 Rural Hill Road, Nashville, TN 37217

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, MICHAEL P BELL, 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 2-27-2024.

M P Bell

MICHAEL P BELL

2-27-2024

DATE

STATE OF MARYLAND

COUNTY OF MONTGOMERY

Sworn to and subscribed before me on this 27th day of February, 20 24



Notary Signature
Notary Name: Mackenzie Plakonkham
Commission Expiration Date: 2/18/2025