Karen Johnson Davidson County
Batch# 1109501 DEEDWARR
03/11/2024 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20240311-0016628

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $389,000.00 Cheryl Blanden AFFIANT SUBSCRIBED AND SWORN TO ME ON 03/08/2024. Elizabeth Barnes NOTARY PUBLIC MY COMMISSION EXPIRES 11-21-24

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-3240

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Jan Elizabeth Sharpe, Trustee of The Jan Elizabeth Sharpe Revocable Living Trust dated April 19, 2021	New Owner	161-06-0A-070.00-CO
1061 Ashmore Drive		
Nashville, TN 37211		

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Rebecca L. Broaddus and Blake Broaddus, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jan Elizabeth Sharpe, Trustee of The Jan Elizabeth Sharpe Revocable Living Trust dated April 19, 2021

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 70 on the plan of Oakhill Townhomes, Phase 2, Lot 2 and Lot 4, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and Easements for Oakhill Townhomes of record as Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Samuel W. Talley and S. Carolyn Talley, husband and wife by Warranty Deed from Mark Pirtle and wife, Mary Leigh White N/K/A Mary Leigh Pirtle of record in Instrument No. 20130213-0014862 Register's Office for Davidson County, Tennessee, dated February 11, 2013 and recorded on February 13, 2013.

Being the same property conveyed to Rebecca L. Haskins, unmarried woman by **Warranty** Deed from Samuel W. Talley and S. Carolyn Talley, husband and wife of record in Instrument No. 20220701-0076606 Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded on July 01, 2022. Rebecca L. Haskins having since married and is now known as Rebecca L. Broaddus.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1061 Ashmore Drive Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on March 8, 2024.

(X) Rebecca Broaddus
Rebecca L. Broaddus

(X)
Blake Broaddus

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Rebecca L. Broaddus and Blake Broaddus, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 8, 2024.

Notary Public

My Commission Expires: 11-19-2025

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

File #: 2024-3240

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 8, 2024.

J. Carlton Drumwright

March 8, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 8, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY