Karen Johnson Davidson County
Batch# 1117371 DEEDWARR
04/02/2024 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240402-0023064

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1081

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathryn A Fey, a married woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Greenwood Bam, LLC, a Tennessee Limited Liability Company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 14 of Block "D" on the Plan of Broadmoor, of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kathryn A. Fey, an unmarried woman, by Deed from Avery John Anderson, a married man, of record in Instrument No. 20170823-0086404, Register's Office for Davidson County, Tennessee. Kathryn A. Fey is now married to David D. Robertson and he joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1000 Broadmoor Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Greenwood BAM LLC **4113 Helena Bay** **Hermitage, TN 37076**	**NEW OWNER**	**061-07-0-119.00**

WITNESS THE EXECUTION HEREOF this 29th day of March, 2024.

Kathryn A. Fey

David D. Robertson

State of Tennessee)
County of Davidson)

On this 29th day of March, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kathryn A. Fey and David D. Robertson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA T. POSTON WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 295,000.00.**

Affiant

Sworn and subscribed before me on this the 29th day of March, 2024.

Notary Public

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 29, 2024** (date of document).

Affiant Signature

April 2, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of April, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25