WARRANTY DEED

File #24057

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,463,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires January 22, 2025

Karen Johnson Davidson County
Batch# 1129665 DEEDWARR
05/01/2024 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $12,814.58
20240501-0031946

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Michael Erndl and Erika Erndl	NEW OWNER	145-14-0-005.00
(NAME)	(NAME)	
6012 Robert E. Lee Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **FORREST BROYLES, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN MICHAEL ERNDL, A MARRIED MAN AS TO AN UNDIVIDED 30% INTEREST, AND ERIKA ERNDL, A MARRIED WOMAN AS TO AN UNDIVIDED 70% INTEREST, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 138 on the Plan of Tyne Valley Estates, Section 9 of record in Plat Book 3700, Page (s) 65 and 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Forrest Broyles (erroneously shown as Forest Broyles), a married man by Warranty Deed from Robert Jimenez and Tamra Stallings, husband and wife of record in Instrument No. 20210917-0125110 Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 17, 2021. Forrest Broyles and Forest Broyles being one and the same person.

This property is not the homestead or current residence of the Grantor or his spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6012 Robert E. Lee Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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.

MC

IN WITNESS WHEREOF, the said Grantor has hereunto set his signature to be effective as of the 1ST day of May, ~~2023.~~ 2024

Forrest Broyles

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Forrest Broyles**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of April, 2024.

My commission expires: 1/26/25

Notary Public

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Certificate of Authenticity

I, Holly Ray, 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 5/1/2024.

Date

Holly Ray

Affiant Signature

5/1/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of May, 2024.

Notary's Signature

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

My Commission Expires: _____

Date

Notary's Seal (if on paper)