WARRANTY DEED

Karen Johnson Davidson County
Batch# 1136388 DEEDWARR
05/17/2024 02:06:30 PM 5 pgs
Fees: $28.00 Taxes: $1,720.50
20240517-0036859

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER, IS $465,000.00.

SR

Affiant

Subscribed and sworn to me on May 17, 2024.

NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL N BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

KORTALEKELLEY LAW FIRM

R&R
10'

THIS INSTRUMENT WAS PREPARED BY:
(Todd A. Bricker, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36897

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Peter Weiss and Carol Z. Weiss 301 Cana Circle Nashville, TN 37205	NEW OWNER	129-11-0A-010.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John R. Broderick, Trustee of the John R. Broderick Revocable Living Trust dated October 20, 2015, and Sheri W. Broderick, Trustee of the Sheri W. Broderick Revocable Living Trust dated October 20, 2015**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Peter Weiss and Carol Z. Weiss, husband and wife**, as Tenants by the Entirety, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 112-L of The Cloister at St. Henry, Phase 1D, shown as Exhibit "B" to the Master Deed of record in Book 6933, page 927, as amended in Book 7404, page 766, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to John R. Broderick, Trustee, John R. Broderick Revocable Living Trust Agreement dated October 20, 2015, a fifty-percent (50%) interest as Tenant by the Entirety

and Sheri W. Broderick, Trustee, Sheri W. Broderick Revocable Living Trust Agreement dated October 20, 2015, a fifty-percent (50%) interest as Tenant by the Entirety, by deed from St. Henry Catholic Church, of record in Instrument No. 20210603-0074926, Register's Office for Davidson County, Tennessee, dated May 26, 2021 and recorded on June 3, 2021, and also being the same property conveyed to John R. Broderick, Trustee, John R. Broderick Revocable Living Trust Agreement dated October 20, 2015, a fifty-percent (50%) interest as Tenant by the Entirety and Sheri W. Broderick, Trustee, Sheri W. Broderick Revocable Living Trust Agreement dated October 20, 2015, a fifty-percent (50%) in Instrument No. 20160114-0006842, also by Instrument No. 20150727-0073183 as corrected in 20180319-0025608, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: (i) all property taxes and assessments; (ii) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee; ; (iii) Charter for Homeowners Association of record in Book 6076, Page 203, Register's Office for Davidson County, Tennessee; Board Resolution for Additional Maintenance and Variance of record in Instrument No. 20180907-0088838, Register's Office for Davidson County, Tennessee; (iv) Assignment and Assumption of Declarants Rights of record in Instrument No. 20210414-0049982, Register's Office for Davidson County, Tennessee; (v) all other applicable restrictions, conditions, reservations, covenants, and easements of record; (vi) public rights of way, utility, and drainage easements; (vii) zoning and planning ordinances and regulations; and , (viii) all matters shown on plats and plans of record.

BEING ☐ unimproved ☒ improved property known as:

301 Cana Circle, Nashville, TN 37205

(House Number) (Street) (City or Town) (State) (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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

[SELLERS' SIGNATURES ON FOLLOWING PAGE]

WITNESS our hand(s) this 17th day of May, 2024.

John R. Broderick Revocable Living Trust dated October 20, 20155

By: John R. Broderick, Trustee

Sheri W. Broderick Revocable Living Trust dated October 2015

By: Sheri W. Broderick, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John R. Broderick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Trustee of the John R. Broderick Revocable Living Trust Agreement dated October 20, 2015, the within named bargainor(s) and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the John R. Broderick Revocable Living Trust Agreement dated October 20, 2015 by himself in his capacity as said Trustee.

Witness my hand and official seal, this 17th day of May, 2024.

NOTARY PUBLIC

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

My Commission Expires: 4-19-2025

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sheri W. Broderick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Trustee of the Sheri W. Broderick Revocable Living Trust Agreement dated October 20, 2015, the within named bargainor(s) and that she, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Sheri W. Broderick Revocable Living Trust Agreement dated October 20, 2015 by herself in her capacity as said Trustee.

Witness my hand and official seal, this 17th day of May, 2024.

NOTARY PUBLIC

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

My Commission Expires: 4-19-2025

John R. Broderick and Sheri Broderick, husband and wife, join in this instrument in order to convey any interest which they may have acquired in the subject property, as a result of the Deed of Correction and Quitclaim Deed, of record in 20180319-0025608, Register's Office for Davidson County, Tennessee.

WITNESS our hand(s) this 17th day of May, 2024.

John R. Broderick

Sheri Broderick

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John R. Broderick and Sheri Broderick, the within named bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon their oaths, acknowledged and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of May, 2024.

NOTARY PUBLIC

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 4-19-2025

Tennessee Certification of Electronic Document

I, April N. Bradley, 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 May 17, 2024. (Date of document)

Affiant Signature

May 17, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17th day of May, 2024.

Notary's Signature

My Commission Expires: _____

(*SEAL*)

SUSANNAH L. DANIEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2026