FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **364,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 07/ 30 /2024 Notary Public MY COMMISSION EXPIRES: 4/22/28 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1166996 DEEDWARR
08/06/2024 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,346.80
20240806-0059899

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE
LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #24-4884

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Clement and Samantha Clement	**Primary Residential Mortgage, Inc.**	**096-14-63**
2941 Lakeland Drive Nashville, TN 37214	**1480 N 2200 W, MAC 1003 Salt Lake City, UT 84116**	

FOR AND 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, WE, **Broad Street Holdings, LLC, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samantha Clement and Stephen Clement, Wife and Husband,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 410, on the Map of Cloverhill Subdivision, Section VII, of record in Book 2133, page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Broad Street Holdings, LLC, a Tennessee limited liability company by Deed dated December 9, 2022, from 508 Investors, LLC, a Tennessee limited liability company, recorded December 13, 2022, in Instrument Number 20221213-0129249, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 2941 Lakeland Drive, Nashville, TN 37214
(House Number) (Street) (City, 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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 30th day of July, 2024.

Broad Street Holdings, LLC

Theodore J. Bertuca, President

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Theodore J. Bertuca, whom I am personally acquainted and who upon his oath acknowledged himself to be the President and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Broad Street Holdings, LLC.

Witness my hand and official seal on this the 30th day of July, 2024.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 July 30, 2024.

Affiant
Date: July 30, 2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30 day of July, 2024

Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY