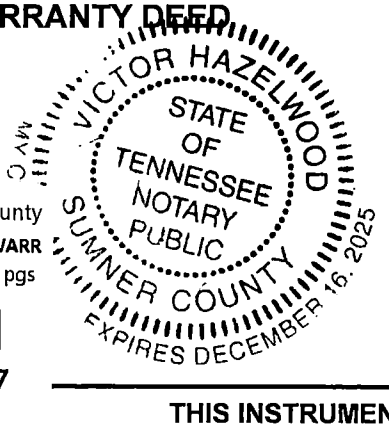
Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

1233

WARRANTY DEED



Karen Johnson
Batch # 1173456
08/23/2024 10:36:26 AM
Fees: $13.00 Taxes: $1,036.00

Davidson County
DEEDWARR
2 pgs

20240823-0064907

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald W. Broyles, Jr.	Movement Mtg.	042120D14900CO
(NAME)	(NAME)	
302 Williams Ave., Unit 149	8024 Corbin Hall Rd.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Indian Lake SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Matthew O'Connell, single,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donald W. Broyles, Jr., single,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Unit 149 of Williams Station, a Townhome Planned Unit Development, as shown on Exhibit "B" of Declarations of Covenants, Conditions, and Restrictions, Williams Station of record in Instrument No. 20210420-0052421, amended in Instrument No. 20210913-0122153, Register's office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being the same property conveyed to Matthew O'Connell, single, by deed dated 5/15/2023 of record in Instrument No. 20230515-0036173, Register's Office for Davidson County, Tennessee.

- Master Deed of record in Instrument Nos. 20210420-0052421, 20210715-0095440, & 20210913-0122153, said Register's office.
- Covenants of record in Instrument Nos. 20230227-0013731 & 20230406-0025357, said Register's office.
- Easement of record in 20140114-0003779, said Register's office.
- Subject to all matters on plat of record in Instrument No. 20210420-0052421, amdended in Instrument No. 20210913-0122153, said Register's office.
- Declaration of Restriction & Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210429-0057609, said Register's office.
- Declaration of Restrictions, Protective Covenants, and Easements recorded at Insgtruemtn No. 20210420-0052421, 20210715-0095440, 20210913-0122153, 20230227-0013731, and 20230406-0025357, said Register's office.
- Easement, if any, for the chartered right-of-way of the L & N Railroad, now know as the CSX Railroad.

- Charter of Williams Station HOA of record in Instrument No. 20210317-0035005, said Register's office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 302 Williams Ave., Unit 149, Madison, TN 37115
(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.

Witness my/our hands this 20th day of August, 2024.

Matthew O'Connell

Matthew O'Connell

State of Tennessee
County of Davidson

Personally appeared before me Matthew O'Connell, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of August, 2024.

Notary Public _____
My Commission Expires: _____

File No.: 17323

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES DECEMBER 16, 2025