Karen Johnson
Batch # 1174448
08/26/2024 10:11:49 AM
Fees: $13.00 Taxes: $2,072.00
Davidson County
DEEDWARR
2 pgs
20240826-0065368

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Chandler Shay Broadbent
5705 B Maxon Avenue
Nashville, TN 37209

SEND TAX BILLS TO
Alcova Mortgage LLC
308 Market St. SE
Roanoke VA 24011

MAP/PARCEL
091140E00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BETH HAMILTON AND SCOTT ALEXANDER, WIFE AND HUSBAND** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **CHANDLER BROADBENT, UNMARRIED AND TRENT BROADBENT, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Declaration of Covenants, Conditions and Restrictions for 5705 Maxon Avenue Cottages, a Horizontal Property Regime with Private Elements, as shown as Exhibit Map or record in Instrument Number 20141003-0092012, corrected by Ratification of record as Instrument No. 20150806-0078518, 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 BETH HAMILTON AND SCOTT ALEXANDER, WIFE AND HUSBAND, by deed from CHRISTOPHER R. BRICKELL AND JAMIE O. BRICEKLL, HUSBAND AND WIFE, of record in Instrument No. 20180717-0069625, dated July 17, 2018, said Register's Office.

This is improved property known as: 5705 B Maxon Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors 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. The conveyance herein is subject to 2024 real property taxes and any easements, covenants and restrictions of record.

Whenever 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, the GRANTORS have hereunto set their hands as of this 22nd day of August, 2024.

BETH HAMILTON

SCOTT ALEXANDER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared **BETH HAMILTON AND SCOTT ALEXANDER** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 22nd day of August, 2024.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/1/26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$560,000.00.**

Affiant

Sworn to and subscribed before me this 22 day of August, 2024.

Notary Public

My Commission Expires: 2-1-27

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY