WARRANTY DEED

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

File No. AT-24-7464

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Megan Paulk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Broadbent and Joel Broadbent	United Wholesale Mortgage, LLC	
(NAME)	(NAME)	105-07-3X-002.00-CO
615B Moore Avenue	585 South Boulevard E	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1191326 DEEDWARR
10/09/2024 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20241009-0078444

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/we, **Alison K. Fahel F/K/A Alison K. Kinkade and Jordan M. Fahel wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew J. Broadbent, unmarried man, and Joel H. Broadbent, a married man, as joint tenants with Right of Surivorship** 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 Unit B, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Wedgewood-Houston Townhomes, Phase 2, as shown of record in Instrument No. 20200806-0087285, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alison K. Kinkade and Jordan M. Fahel, joint tenants with right of survivorship by Warranty Deed from PNWI, LLC, a Limited Liability Company of record in Instrument No. 20201001-0113489 Register's Office for Davidson County, Tennessee, dated September 09, 2020 and recorded on October 01, 2020.

This is property more commonly known as 615B Moore Avenue, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 8th day of October, 2024.

Alison K. Fahel

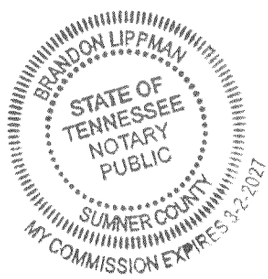
Jordan M. Fahel

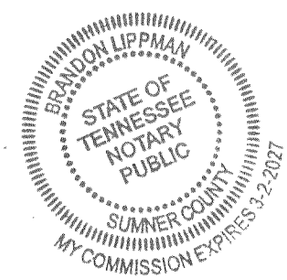
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of October, 2024, before me personally appeared Alison K. Fahel and Jordan M. Fahel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of October, 2024.

Notary Signature
My commission expires: 3-2-27





True Copy Certification

I, **Tonya Cherry,** 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 this the 8 day of October, 2024.

Affiant Signature
Date 10-8-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of October, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028