RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-25302-24

Karen Johnson Davidson County
Batch# 1196985 DEEDWARR
10/23/2024 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.13
20241023-0082251

WARRANTY DEED

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of Oct., 2024

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brendan Roberts	Same address as new owner	065-13-0-018

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND 00/100 Dollars ($424,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BLACK LION ENTERPRISES, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRENDAN WILLIAM ROBERTS AND KATY LEE BROCKMAN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 9 on the Plan of Section One, Sherwood Forest, of record in Book 4175, page 153, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Black Lion Enterprises, LLC, a Tennessee limited liability company, from Music City Financial, LLC, a Texas limited liability company, by Warranty Deed dated April 11, 2024 and recorded April 15, 2024 in Instrument #20240415-0026534, said Register's Office.

Being the same property conveyed to Music City Financial, LLC, a Texas limited liability company, from Vincent A. DiGiovanna, unmarried, by Warranty Deed dated April 12, 2024 and recorded April 15, 2024 in Instrument #20240415-0026533, said Register's Office.

Being the same property conveyed to Vincent A. DiGiovanna, unmarried, from Patricia Ogg, unmarried, by Warranty Deed dated August 22, 2003 and recorded August 22, 2003 in Instrument #20030822-0122306, said Register's Office.

Incorrect subdivison name in warratdy deeds recorded in Instrument No. 20240415-0026534, Instrument No. 20240415-0026533, and Instrument No. 20030822-0122306, Sherwood Forests, Section 1 should be Section One, Sherwood Forest. While the company requires no corrective action regarding this error, all

future transactions should reflect the correct legal description as presented on Schedule A attached hereto.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 4832 Big Horn Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 21st day of October, 2024

GRANTOR(S)

Black Lion Enterprises, LLC, a Limited Liability Company

By: _____
Jeff Brown, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Jeff Brown, who represented himself to be the Member of Black Lion Enterprises, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as said Member of Black Lion Enterprises, LLC, on behalf of Black Lion Enterprises, LLC.

WITNESS my hand and seal, this the 21st day of October, 2024.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

Bryant L Grantham
Printed Notary Name

My commission expires: 6-1-2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **October 21st, 2024**.

Affiant Signature

10/21/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **21st** day of **October**, 20**24**.

Notary Public

Notary's Seal:

