Karen Johnson Davidson County
Batch# 1212532 DEEDQC
12/04/2024 10:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241204-0094154

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this 3rd day, December 3, 2024.

Notary Public

My Commission Expires: 1-11-26

LYNNE B. JARVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 11, 2026

New Owner Address:
Vaughn Mantez Broadnax and
Josephine Broadnax, Co-Trustees
6125 Binns Lane
Hermitage, TN 37076

Send Tax Bills To:
Same

Map-Parcel Number:
074 16 0A 069.00

Vaughn Broadnax and Josephine Broadnax, husband and wife, tenants by the entirety, (Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Vaughn Mantez Broadnax and Josephine Broadnax, Co-Trustees of The Broadnax Family Trust, dated December 3, 2024** (collectively, "Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, December 3, 2024.

Vaughn Broadnax

Josephine Broadnax

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vaughn Broadnax** and **Josephine Broadnax** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, December 3, 2024.

Notary Public

My Commission Expires: 5/3/27

EXHIBIT A

Land in Davidson County, being Lot No. 69 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Vaughn Broadnax and Josephine Broadnax, husband and wife, tenants by the entirety from Parkhaven Communities, LLC, a Tennessee limited liability company of record at Instrument No. 20220111-0003605, Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

1. The Plan of record in Instrument No. 20200527-0054555, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.

2. Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities and By-Laws appended thereto of record in Instrument No. 20210401-0042733, Register's Office for Davidson County, Tennessee.

3. Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, Register's Office for Davidson County, Tennessee.

5. Conveyance of Conservation Greenway, Open Space and Common areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20210308-0029783, Register's Office for Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181022- 0104460 and Instrument No. 20200923-0109241, Register's Office for Davidson County, Tennessee.

7. Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20190911-0091968, Register's Office for Davidson County, Tennessee.

8. Grant of Underground Utility Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, of record in Instrument No. 20201023-0123409, Register's Office for Davidson County, Tennessee. (Lot 26 of Phase 1)

9. Subject to the reservation as set out in the Deed of record in Instrument No. 20170802-0078781, Register's Office for Davidson County, Tennessee.

10. Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years, not yet due and payable.

The description is the same as that used in the last deed prior to this transaction.

This is improved property commonly known as 6125 Binns Lane, Hermitage, TN 37076.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 December 3, 2024.

Affiant Signature

Date: December 4, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, December 3, 2024.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

