Karen Johnson Davidson County
Batch# 1232782 DEEDWARR
02/03/2025 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20250203-0007733

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2025.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shane Thomas Broussard **Julie Hulin Broussard**	**New Owner**	**108080D00400CO**
1230 Galden Grain Rd		
Duson, LA 70529		

FOR AND IN 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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 3185 Trails End Ln Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shane Thomas Broussard and Julie Hulin Broussard, husband and wife

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:

Land in Davidson County, Tennessee, being Unit No. 4, Lot No. 78, Horizontal Property Regime as shown on the Condominium Site Plan, Section 2, Phase IV, Quail Valley, of record in Plat Book 5800, Pages 69 & 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias,Trustee of The 3185 Trails End Ln Trust, by Warranty Deed from Beverly R McCauley, unmarried, dated March 14, 2024, of record in Instrument No. 20240315-0018085, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Beverly R McCauley, by Quitclaim Deed from John McCauley, dated February 27, 2024, of record in Instrument No. 20240315-0018084, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Beverly R. McCauley and John McCauley, wife and husband as joint tenants with right of survivorship and not as tenants in common, by Warranty Deed from Beverly R McCauley, a married woman,dated October 26, 2012, of record in Instrument No. 20121127-0108657, in the Register's Office for Davidson County, Tennessee.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as: 3185 Trails End Lane Nashville, TN 37214

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 in 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.

_____ Date: 1-28-25

The 3185 Trails End Lane Trust

By: Erin Dias
Its: Trustee

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of the 3185 Trails End Lane Trust and that she is authorized by the 3185 Trails End Lane Trust to execute this instrument on its behalf.

Witness my hand, at office, this 28 day of January, 2025

_____
NOTARY PUBLIC

My Commission Expires: 12-2-28

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/28/25 (date of document).

Jennifer Russell
Affiant Signature

1/31/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of January 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

