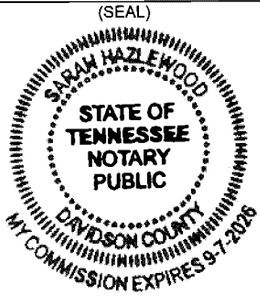
Karen Johnson Davidson County
Batch# 1260568 DEEDWARR
04/16/2025 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20250416-0029104

WARRANTY DEED

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Kristian Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 2025.

Sarah Hazlewood
Notary Public
MY COMMISSION EXPIRES: 9-7-26

File #25-TC-1412-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gia N. Broussard	**NEW OWNER**	
(NAME)	(NAME)	**061 15 0 262.00**
1700 Porter Rd., #B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

BRYAN GRANT SPRAGUE AND STEPHANIE ANN SPRAGUE, TRUSTEES OF THE SPRAGUE FAMILY TRUST DATED OCTOBER 20, 2017,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

GIA N. BROUSSARD, A MARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Map of M.N. YOUNG'S INGLEWOOD ANNEX A RESUBDIVISION OF LOTS 1-2-3 AND 4 OF WILLIAMS 31 ACRE TRACT as of the record in Plat Book 547, Page 197 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bryan Grant Sprague and Stephanie Ann Sprague, Trustees of The Sprague Family Trust, dated October 20, 2017, by Quitclaim Deed from Bryan G. Sprague and wife, Stephanie A. Sprague, of record in Instrument No. 20171108-0115176, in the Register's Office of Davidson County, Tennessee, dated November 08, 2017 and recorded on November 08, 2017.

Being the same property conveyed to Bryan G. Sprague and wife, Stephanie A. Sprague, by Warranty Deed from James C. Corbin and wife, Deborah C. Corbin, of record in Instrument No. 20060511-0055597, in the Register's Office of Davidson County, Tennessee, dated May 09, 2006 and recorded on May 11, 2006.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of M.N. YOUNG'S INGLEWOOD ANNEX A RESUBDIVISION OF LOTS 1-2-3 AND 4 OF WILLIAMS 31 ACRE TRACT, as recorded in Plat Book 547, Page(s) 197.
* Easement for the flow of the waters of Cooper Creek, and the rights of the public therein.
* Rights of upper and lower riparian owners to the flow of the waters of the Cooper Creek, free from diminution or pollution.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: 1412 Norvel Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 4th day of April, 2025.

The Sprague Family Trust dated October 20, 2017

By: _____
Bryan Grant Sprague, Trustee

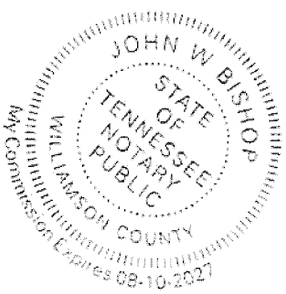
By: _____
Stephanie Ann Sprague, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Bryan Grant Sprague and Stephanie Ann Sprague with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Trustees of The Sprague Family Trust dated October 20, 2017, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand, at office, this 4th day of April, 2025.

_____
Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 4. 2025.

Affiant Signature

16th day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202504160029104