398

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250249911** Karen Johnson Davidson County Batch # 1260634 DEEDWARR 04/16/2025 02 51 45 PM 2 pgs Fees $13 00 Taxes $2,571 50 20250416-0029192	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $695,000.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2025. Notary Public My Commission Expires: 7/6/24 LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kristin Fowler and Jared Marchbanks 1001 Broadmoor Dr Nashville TN 37216	Send Tax Bills To: Legacy Home Loans, LLC dba Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Information: Tax Parcel ID No. 061-07-0-315.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BCMGResidential, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristin Fowler and Jared Marchbanks, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the West Portion of Parcel 59 and easterly portion of abandoned right of way per Ordinance No. 087-1899, Lot 15 Broadmoor, Section 2, Block H, Plat Book 547, Page 174, Register's Office for Davidson County, Tennessee.

Land lying in Nashville, Davidson County, Tennessee, and being Lot 15 on the Map of Broadmoor, Section 2, Block H of record in Plat Book 547, page 174 and the westerly portion of Map 61-07, Parcel 59, property of Gregory W. & Jeanie E Sanford of record in Instrument No. 20210322-0036964 and the easterly 20 feet of abandoned right-of-way per Ordinance No. 087-1899;

Beginning at an iron pin new in the north right-of-way of Broadmoor Drive, being the southeast corner of the herein described tract and the southwest corner of Lot 16, Plat Book 547, page 174, the Sanford property of record in Instrument No. 20210322-0036964; Thence with Broadmoor Drive, North 83 degree 43 minutes 28 seconds West, 70.00 feet to an iron pin new and common corner with Lot 1; North 05 degree 48 minutes 07 seconds East, 155.00 feet to an iron pin new and corner of Lot 14, Block H, Plat Book 547, page 174; South 83 degree 43 minutes 28 seconds East, 70.00 feet to an iron pin new and common corner between Lots 15 and 16 and Lots 13 and 14; South 05 degree 48 minutes 70 seconds West, 155.00 to the Point of Beginning and containing 10,849 square feet, or 0.25 acres, more or less.

Being a portion of the same property conveyed to Gregory William Sandford, a married man and Jeanine Elizabeth Sandford, an unmarried woman, as joint tenants with right of survivorship, by Quitclaim deed from Gregory William Sandford, a married man and Jeanine Elizabeth Sandford, an unmarried woman, of record in Instrument No. 20211012-0137312 Register's Office for Davidson County, Tennessee, dated October 08, 2021 and recorded on October 12, 2021. See Scrivener's Affidavit of record in Instrument No. 20250416-0029191, correcting Legal Description.

Being a portion of the same property conveyed to BCMG Residential, LLC, a Tennessee limited liability company by Warranty Deed from Gregory William Sandford, a married

man and Jeanine Elizabeth Sandford, an unmarried woman of record in Instrument No. 20230215-0011033 Register's Office for Davidson County, Tennessee, dated February 13, 2023 and recorded on February 15, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 722, Page 509, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Agreement for Dedication of Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances of record in Instrument Number 20230419-0028799 and Book 5733, Page 729, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Right of Way of record in Instrument Number 20230515-0036196, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1001 Broadmoor Dr Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of April, 2025.

BCMGResidential, LLC

BY: _____
Brandon Mason, Sole Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brandon Mason, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Sole Member of BCMGResidential, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Sole Member.

Witness my hand, at office, this 15th day of April, 2025.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Feb 28, 2026