THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-5113
Parcel ID: 141-05-0A-571-00

Property Address:
1629 Brockton Lane, Nashville, TN 37221

Karen Johnson Davidson County
Batch# 1281695 DEEDWARR
06/05/2025 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.99
20250605-0044257

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Warranty Deed

Send Tax Statements To:
Mortgage Research Center LLC
DBA Veterans United Home Loans
550 Veterans United Dr
Columbia MO 65201

Name and Address of New Owner:
Stephen Conaway + Jennifer Skaggs
1629 Brockton Lane
Nashville TN 37221

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **BENJAMIN BERNARD SQUIRE, a married man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **STEPHEN CONAWAY and JENNIFER SKAGGS, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 571, on plan of Avondale Park, Phase 3, Section 1, as shown on Plat Instrument No. 20140728-0066971, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to BENJAMIN BERNARD SQUIRE by Quitclaim Deed dated April 10, 2019 from BETTY SQUIRE, a single woman, recorded April 11, 2019, in Instrument Number 20190411-0033016, in the Official Records of Davidson County, Tennessee.

Also being the same property conveyed to BETTY J. SQUIRE, a single woman by Deed dated February 2, 2018 from DALAMAR HOMES, LLC, a Tennessee Limited Liability Company, recorded February 6, 2018, in Instrument Number 20180206-0011904, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1629 Brockton Lane, Nashville, TN 37221.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2025 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument Number 2014728-0066971, Register's Office for Davidson County, Tennessee.

3. Sewer Line Easement granted to Harpeth Valley Utility District as contained in Book 7601, page 400, Register's Office for Davidson County, Tennessee.

4. Water Line Easement granted to Harpeth Valley Utility District as contained in Book 5738, page 819, Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement as contained in Instrument Number 20070423-0047722,

Register's Office for Davidson County, Tennessee.

6. Public Utility Easement granted to Harpeth Valley Utility District as contained in Instrument Number 20080701-0067906, Register's Office for Davidson County, Tennessee.

7. Inspection and Maintenance Agreement or Private Storm Water Management Facilities as contained in Instrument Number 2014122-0110280, Register's Office for Davidson County, Tennessee.

8. Charter for Homeowners Association as contained in Instrument Number 20081203-0117350, Register's Office for Davidson County, Tennessee.

9. Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20081203-0117452, Instrument Number 20090331-0028791, Instrument Number 20101223-0102254 and Instrument Number 20190313-0023161, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

April Squire, wife of **Benjamin Bernard Squire** joins in this conveyance for the purpose of relinquishing any right, title or interest she may have in said real estate by virtue of her marriage to **Benjamin Bernard Squire**.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 2 day of June, 2025.

Benjamin Bernard Squire
BENJAMIN BERNARD SQUIRE

April Squire
APRIL SQUIRE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named BENJAMIN BERNARD SQUIRE and APRIL SQUIRE, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 2 day of June, 2025.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires:
2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $499,998.00.

Affiant

SWORN TO and subscribed before me on this 2 day of June, 2025.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires:
2-1-27

Tennessee Certification of Electronic Document

I, Stephanie Glenn, 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 6-2-25 (date of document).

Affiant Signature

6-2-25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2nd day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

