Karen Johnson Davidson County
Batch# 1283562 DEEDWARR
06/09/2025 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20250609-0045243

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

06-NSH25-09540

Address of New Owner:	Send Tax Bills to:	Tax Information:
Robert J. and Natalie Broadhead 743 Tulip Grove Road, #701 Hermitage, TN 37076	Guaranteed Rate, Inc. 3940 North Ravenswood Avenue Chicago, IL 60613	075-12-0C-040.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Violet M. Janitch, a single woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robert J. Broadhead and Natalie Broadhead, husband and wife**, hereinafter called the Grantees, their successors 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. 704, on the Plan of Phase Two, Brookside Park Townhomes, of record as Instrument No. 20001010-0100359, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brookside Park Townhomes, a horizontal property regime established by Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Book 11653 page 251, as amended as Instrument No. 20000718-0080532, Instrument No. 20010212-0013362, and Instrument No. 20191002-0100735, Register's Office.

Being the same property conveyed to VIOLET M. JANITCH, UNMARRIED, by deed from NVR, INC., A VIRGINIA CORPORATION, TRADING AS FOX RIDGE HOMES, of record as Instrument No. 20020904- 0106753, dated August 30, 2002, as corrected Instrument Nos. 20161213-0130487, 20161213-0130489, and _____, said Register's Office. For further information see Instrument Nos. 20020904- 0106755, 20161019-0110630, 20161213-0130488, 20170217-00126374 and 20181011-0100716

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 743 Tulip Grove Road, #701, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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.

WITNESS my hand this 4 day of June, 2025

Violet M Janitch
Violet M. Janitch

STATE OF INDIANA

COUNTY OF Vanderburgh

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Violet M. Janitch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Evansville, ~~Tennessee,~~ this 4 day of June, 2025.

Notary Public

My Commission Expires: 1/3/2031

AURIAN K. GARRETT
NOTARY SEAL PUBLIC
STATE OF INDIANA

Certificate of Authenticity

I, Celia Stewart Rouse, 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 6/5/25.

Celia Stewart Rouse
Affiant Signature

6/5/25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 5th day of June, 2025

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY