RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-31519-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1303108 DEEDWARR
07/29/2025 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20250729-0059593

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Bridget Eileen Jones
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE day of July 2025.

NOTARY PUBLIC

My commission expires: 11-8-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bridget Jones 2532 Hanford Ave Old Hickory TN 37138	~~Same address as new owner~~ Regions 2050 Parkway Office Birmingham AL 35244	044-09-0C-211-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($299,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ASHLI D. BRODERSON AND SAMUEL W. BRODERSON, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRIDGET JONES, UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit #211, Phase 3, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument #20190423-0037385 and amended in Instrument #20190627-0062402, in Instrument #20200116-0005698, in Instrument #20201203-0140753, in Instrument #20210224-0022939, and in Instrument #20210825-0115036, and Attorney's Certificate of record in Instrument #20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the Fifth Amendment to the Declarations of record in Instrument #20210825-0115036, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Ashli D. Broderson and Samuel W. Broderson, wife and husband, from Craighead partners, LLC, a Tennessee limited liability company, by Special Warranty Deed dated April 14, 2023 and recorded April 17, 2023 in Instrument #20230417-0027776, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2532 Hanford Avenue, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of July, 2025

GRANTOR(S)

Samuel W. Broderson

Ashli D. Broderson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Samuel W. Broderson and Ashli D. Broderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of July 2025.

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires: September 28 2026

HELEN T. PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 07/28/2025.

Affiant Signature

07/28/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 07/28/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

