This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-24590-DJ

Karen Johnson
Batch # 1316556
08/29/2025 10 19 38 AM
Fees $13 00 Taxes $2,526 36

Davidson County
DEEDWARR
2 pgs

20250829-0069366

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $682,800 00

Affiant

FAITH NATALIE PETRAS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Subscribed and sworn to before me, this the 28th day of August, 2025.

Notary Public
My Commission Expires 7/7/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kimberlee Broussard 2318 Revere Place Nashville TN 37214	Same	084-15-0-082

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Russell P. Hobbs and spouse, John B. Treadway, a 50% interest, and William Shawn Blanton and wife, Phouvahn Vahn Blanton, a 50% interest**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kimberlee Broussard, unmarried woman** hereinafter called the Grantee(s), her heirs 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 all of Lot No 38 and the northeasterly triangular part of Lot No 39, Plan of Section I, Castlewood Estates, of record in Book 2331, page 72, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Revere Place at the corner of Lots 37 and 38, thence with the line between said lots, northwesterly 240 6 feet to a point, a corner of Lot 41, thence with the line between Lots 38, 39 and 41, southwesterly 51 feet to a point which is 18 feet southwesterly from the corner of Lots 38 and 39, thence southeasterly 225 feet, more or less, to the south margin of said Revere Place, easterly partly around a curve, 119 1 feet to the beginning.

Being the same property conveyed to William Shawn Blanton and wife, Phouvahn Vahn Blanton, a 50% interest and Russell P Hobbs and spouse, John B. Treadway, a 50% interest by Warranty Deed from Steven M Geldrich, unmarried, dated January 31, 2024, recorded February 1, 2024, of record in Instrument No 20240201-0007124, Register's Office for Davidson County, Tennessee

This is improved property located at: **2318 Revere Place, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Whenever used, the singular number 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 28th day of August, 2025

GRANTOR

Russell P. Hobbs

John B. Treadway

William Shawn Blanton

Phouvahn Vahn Blanton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Russell P Hobbs, John B Treadway, William Shawn Blanton, and Phouvahn Vahn Blanton, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of August, 2025

Notary Public
My Commission expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026