THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$225,000.00.** **Affiant** Subscribed and sworn to before me, this **9th day of September, 2025.** **Notary Public** **My commission expires:** 3.21.2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

Address of New Owner(s) as follows: **John Kerbyson and Madison Murrian** **817 Beazer Lane** **Antioch, TN 37013**	Send Tax Bills To: Mortgage investors Group 8320 W Walker Springs Ln Knoxville, TN 37923	Map-Parcel Numbers: **163-11-0C-051.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Steven Broomhead, Sr, an unmarried man,** Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Madison Murrian, unmarried and John Kerbyson, unmarried, as joint tenants with right of survivorship,** Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, Being Lot No. 51, on the Plan of Revised Bell Forge Village III, Section Five, of record in Plat Book 6900, Page 632, corrected by Surveyor's Certificate of Correction of record in Book 7524, Page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Steven Broomhead, Sr and Annette Broomhead, husband and wife by Warranty Deed from Cheryl Pittard, an unmarried woman of record in Instrument No. 20220603-0064463 Register's Office for Davidson County, Tennessee, dated June 01, 22022 and recorded on June 03, 22022.

Annette Broomhead having since died on May 5, 2024, leaving Steven Broomhead Sr. as surviving tenant by the entirety.

Karen Johnson Davidson County
Batch# 1320753 DEEDWARR
09/10/2025 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20250910-0072341

HE-2025-441

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **817 Beazer Lane, Antioch, TN 37013**.

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 in 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. 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/our hand(s) this **9th day of September, 2025.**

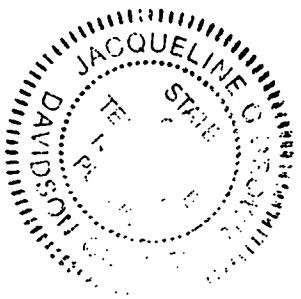
STEVEN BROOMHEAD, SR BY DANIEL JAMES BROOMHEAD, HIS ATTORNEY-IN-FACT
Steven Broomhead, Sr by Daniel James Broomhead, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Daniel James Broomhead to me known to be the person who executed the foregoing instrument in behalf of Steven Broomhead, Sr. as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said Steven Broomhead, Sr.

Witness my hand, at office, this 9th day of September, 2025.

Jacqueline G Brown
Notary Signature
My commission expires: 11-3-25



HE-2025-441

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 09/10/2025.

Affiant Signature

09/10/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 09/10/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

