This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24847-MC

Karen Johnson Davidson County
Batch# 1332286 DEEDWARR
10/09/2025 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $3,319.83
20251009-0080751

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $897,250.00.

Affiant

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 8th day of October, 2025.

Notary Public
My Commission Expires: 11/2/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jessica Broaddus 531B Moore Avenue Nashville, TN 37203	new owner	105 07 3D 002.00

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, I/we, **Robert S. Kirkpatrick and Patricia Santiago, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jessica Broaddus, unmarried woman,** hereinafter called the Grantee(s), his/her/their 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 Unit B, HOMES AT MOORE AVENUE, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160527-0053829, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert S. Kirkpatrick and wife, Patricia Santiago, as tenants by the entirety, by Quitclaim Deed from Robert S. Kirkpatrick, of record in Instrument No. 20240531-0040316, in the Register's Office of Davidson County, Tennessee, dated May 30, 2024, and recorded on May 31, 2024.

Being the same property conveyed to Robert S. Kirkpatrick, Unmarried, by Warranty Deed from Michael Ray Roach, Unmarried, of record in Instrument No. 20190430-0039697, in the Register's Office of Davidson County, Tennessee, dated April 26, 2019, and recorded on April 30, 2019.

This is ☒ improved or ☐ unimproved property located at: **531B Moore Avenue, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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; and 6) other matters of public record.

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 8th day of October, 2025.

GRANTOR:

Robert S. Kirkpatrick

Patricia Santiago

STATE OF TENNESSEE,
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Robert S. Kirkpatrick and Patricia Santiago,** 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of October, 2025.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 10/08/2025 (date of document).

Affiant Signature

10/08/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of October, 2025, _____.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

