WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,039 15

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF NOVEMBER, 20 25

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

LB-BRYL-25-916-B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Ian O'Brien Broyles	**Same as New Owner**	
(NAME) **6330 Williams Grove Drive**	(NAME)	**072-05-0A-002 00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the herein named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID BROYLES, A SINGLE PERSON**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IAN O'BRIEN BROYLES,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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, as shown on Exhibit B of the Declaration establishing a Horizontal Property Regime for 916 Thomas Avenue Townhomes, of record in Instrument 20130130-0009613, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property

Being the same property conveyed to David Broyles, a single person by Warranty Deed from Elena F Perry and David L Perry, wife and husband of record in Instrument No 20210421-0053533 Register's Office for Davidson County, Tennessee, dated April 16, 2021 and recorded on April 21, 2021

This conveyance is subject to
- Taxes for the year 2025, a lien due and payable, but not delinquent
- A Deed of Trust by David Broyles, a single man, trustor, to Rudy Title & Escrow, LLC, trustee, for the benefit of CMG Mortgage, Inc dba CMG Financial, beneficiary, to secure a note in the original amount of $ 356,820 00 secured thereby, dated April 16, 2021, and recorded on April 21, 2021, of record as Instrument Number 20210421-0053534, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 42, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130130-0009613, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Agreement for Dedication of Easement Sanitary Sewers and/or Storm Drainage in Favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4236, Page 801, in the Register's Office for Davidson County, Tennessee
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **916 B Thomas Avenue, Nashville, Tennessee 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Karen Johnson Davidson County
Batch # 1350497 DEEDWARR
11/24/2025 03 16 32 PM 2 pgs
Fees $13 00 Taxes $1,158 24
20251124-0093775

Warranty Deed

Witness my/our hand(s) this the 21 DAY OF NOVEMBER, 2025

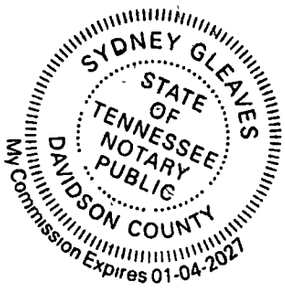
David Broyles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID BROYLES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 21 DAY OF NOVEMBER, 2025

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212