Karen Johnson Davidson County
Batch# 1374803 DEEDWARR
02/02/2026 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20260202-0007112

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

B Hunter
Affiant

MICHELE SANFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 23rd day of January, 2026.

Notary Public:
My Commission Expires: 6/20/28

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Stephen Bashipaka 409 Chelsey Cv Franklin TN 37064	New Owner	043-09-0-175.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Colette Broadrick, Jay Broadrick, Diane Burden, Wally Broadrick, Amy Hurd, Daniel Justin Broadrick, Margie Broadrick and Katrina Broadrick Upton**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Stephen Bashipaka, married**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 22 of Block "C" on the plan of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 101 feet on the northerly side of Dupont Avenue and runs back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to J.C. Broadrick and wife, Dorothy Broadrick by Deed from Jennie Marie Yow and husband, A.E. Yow, dated 9/8/1946 and recorded 9/17/1946 in Book 1417, Page 223, Register's Office for Davidson County, Tennessee. The said J.C. Broadrick a/k/a J.C. Broadrick Sr. appears to have since died on 4/25/1988, leaving his wife, Dorothy Broadrick as the surviving spouse. The said Dorothy Broadrick having since died on 2/11/1992, with her estate probated in Davidson County under Case No. 98748. She devised the subject property to her children, equally, share and share alike. Her children being listed as follows: James C. Broadrick, Jr. a/k/a J.C. Broadrick, Jr., Larry Wayne Broadrick and Katrina Broadrick Upton. Larry Wayne Broadrick was appointed as the Executor of the estate. The said James C. Broadrick, Jr. a/k/a J.C. Broadrick having since died on 8/12/2021, leaving his wife, Colette Broadrick and four children, being Jay Broadrick, Jr., Diane Burden, Wally Broadrick and Amy Hurd as his heirs at law. See Affidavits of Heirship of Record in Instrument No. 202602020007108 and 202602020007109, Register's Office of Davidson County, Tennessee. The said Larry Wayne Broadrick having since died on 4/18/2024, leaving his wife, Margie Broadrick and son, Daniel Justin Broadrick as his heirs at law. See Affidavits of Heirship of Record in Instrument No. 202602020007110 and 202602020007111, Register's Office of Davidson County, Tennessee. Property now vests as follows: 1/3 interest in Katrina Broadrick Upton; 1/3 interest in the heirs of James C. Broadrick, Jr., being Colette Broadrick and four kids, being Jay Broadrick, Jr., Diane Burden, Wally Broadrick and Amy Hurd; and a 1/3 interest in the heirs of Larry Wayne Broadrick, being Margie Broadrick and son, Daniel Justin Broadrick.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all other matters as shown on plat of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX___) improved (____) unimproved property, known as: 233 Dupont Ave., Madison, TN 37115

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 the 23rd day of January, 2026.

Colette Broadrick

Jay Broadrick

Diane Burden

Wally Broadrick

Amy Hurd

Daniel Justin Broadrick

Margie Broadrick

Katrina Broadrick Upton

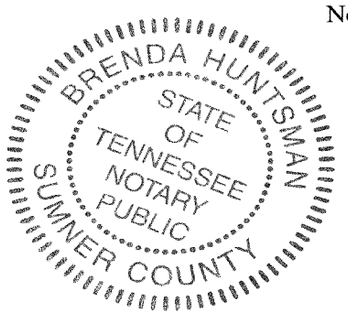
State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Colette Broadrick, Jay Broadrick, Diane Burden, Wally Broadrick, Amy Hurd, Daniel Justin Broadrick, Margie Broadrick and Katrina Broadrick Upton**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of January, 2026.

Commission Expires: 09/27/26

Notary Public: Brenda Huntsman



Certificate of Authenticity

I, **Devon J. Sutherland**, 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 1/23/26.

Date

Affiant Signature

1/28/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28th day of January, 2026.

Notary's Signature

My Commission Expires: 9/27/26

Date

Notary's Seal (if on paper)

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY