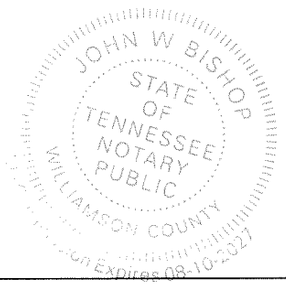
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $683,000.00.

Affiant

Subscribed and sworn to me on 03/20/26.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson Davidson County
Batch# 1396428 DEEDWARR
03/24/2026 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,527.10
20260324-0023156

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Scott Broberg and Bonnie Broberg 901 LeBlanc Ct Nashville, TN 37221	NEW OWNER	142-13-0-B 033.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Annie W. Neal, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto Scott Broberg and Bonnie Broberg, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:
>
> Land in Davidson County, Tennessee, Being Lot No. 201 on the Final Plat of RIVERSIDE, PHASE 4B of record in Plat Book 9700, Page 750, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Annie W. Neal and Edward C. Neal, wife and husband, by Warranty Deed from Fox Ridge Homes, Inc., of record in Instrument No. 20001106-0110215, in the Register's Office of Davidson County, Tennessee, dated October 31, 2000, and recorded on November 06, 2000. The said Edward C. Neal having died on November 3, 2023, leaving his wife Annie W. Neal as the surviving tenant by the entirety.
>
> This is improved property known as 901 LeBlanc Ct, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 hand and official seal on 03/20/26.

Annie W. Neal By Eldred Carvel Neal (POA)
Annie W. Neal attorney-in-fact
By: Eldred Carvel Neal, attorney-in-fact*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eldred Carvel Neal, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Annie W. Neal and is authorized by Annie W. Neal to execute this instrument on behalf of Annie W. Neal.

Witness my hand and official seal on 03/20/26.

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

* Power of Attorney of record as Instrument 20260320-0022419, Register's Office of Davidson County, TN.

True Copy Certification

I, **Tonya Cherry,** 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 this the 20 day of March, 2026.

Affiant Signature
Date 3/20/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of March, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

