WARRANTY DEED

Karen Johnson Davidson County
Batch# 1404251 DEEDWARR
04/10/2026 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,428.20
20260410-0029085

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/28/28
(AFFIX SEAL)

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1500 Medical Center Pkwy, Suite 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shelley Hammonds	Shelley Hammonds	Parcel ID: 119 12 0 134.00
(NAME) 902 Drummond Dr.	(NAME) "	
(ADDRESS) Nashville, TN 37211	(ADDRESS) "	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Leland T. Broyles and Marilyn A. Broyles, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shelley Hammonds, a married woman**, hereinafter called the Grantees, 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 Lot No. 164 on the Plan of Battlewood, Section 2, as of record in Book 1835, Pages 95 and 96, Register's Office for Davidson County, Tennessee,

SAID Lot No. 164 fronts 100 feet on the easterly side of Drummond Drive and runs back between parallel lines 200 feet to the westerly right-of-way of the N.C. & St. L. Railroad.

Being the same property conveyed to Leland T. Broyles and Marilyn A. Broyles, husband and wife from William G. Traughber and Nancy D. Purdom and Carney R. Traughber, Jr. and Sonya K. Griffey and Sara Dyer and Shirley Ann Cook and Norma F. Sanders by Warranty Deed dated October 16, 2002 and recorded on June 17, 2003 in Instrument No. 20030617-0083404, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 902 Drummond Dr., Nashville, TN 37211

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. 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 our hands this 9th day of April, 2026.

Leland T. Broyles

Leland T. Broyles

Marilyn A. Broyles

Marilyn A. Broyles

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Leland T. Broyles and Marilyn A. Broyles, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of April, 2026.

Amy Nelson

Notary Public

My Commission Expires: 9/16/28

(SEAL)

AMY NELSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2028

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 04/09/2026 (date of document).

Affiant Signature

04/09/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 9th day of April, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29