Karen Johnson Davidson County
Batch# 1428382 DEEDWARR
06/05/2026 04:09:30 PM 11 pgs
Fees: $58.00 Taxes: $185.00
20260605-0051108

COUNTERPARTS WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow, LLC
6000 Poplar Avenue, Suite 225
Memphis, TN 38119
Phone: 901-881-8600
File No: TN-26-1808

SUSAN PACK DAVIS NOTARY PUBLIC TENNESSEE My Comm Exp. September 23 2026 COUNTY OF SHELBY

State of TENNESSEE
County SHELBY

The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Affiant

Subscribed & sworn to before me, this 20th day of May, 2026

Notary Public

My Commission Expires: 9-23-26

Property Address:	**Name & Address of New Owner**	**Send Tax Bills To:**
241 Dupont Avenue Madison, TN 37115 **Map/Parcel Number:** 043 09 0 174.00	Music City Financial, LLC 828 Royal Parkway, Suite 204, Nashville, TN 37214	Music City Financial, LLC 828 Royal Parkway, Suite 204, Nashville, TN 37214

Effective as of **14th day of May, 2026**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Daniel Justin Broadrick, Collette Broadrick, Diane Broadrick Burden, Jay Broadrick, III, Wally Broadrick, Amy Broadrick Hurd, Margie Broadrick, and Katrina Broadrick Upton** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Music City Financial, LLC, a Texas Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being the Westerly 50-1/2 feet of Lot No. 23, Block "C", on the Map of WOODLAWN ESTATES, as of record in Plat Book 843, page 82, Register's Office for said County.

Said part of Lot No. 23 fronts 50-1/2 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 DOROTHY C. BROADRICK, by Warranty Deed from JENNIE M. YOW, a widow, of record in Book 5278, Page 627, in the Register's Office for Davidson County, Tennessee, dated April 27, 1978, and recorded on April 27, 1978. The said DOROTHY C. BROADRICK died on February 11, 1992. The Last Will

and Testament of DOROTHY C. BROADRICK filed as Probate Case No. 98748 in the Davidson County Probate Office. 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. The said J.C. Broadrick, Jr. having since died on August 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 April 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 J.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.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODLAWN ESTATES, as recorded in Plat Book 843, Page(s) 82, Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1101, Page 529, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 4861, Page 10 all of record in the Register's Office of Davidson County, Tennessee; and 2026 Davidson County, and 2026 City of Madison, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 13th day of May, 2026.

GRANTOR:

Daniel Justin Broadrick

Diane Broadrick Burden

Jay Broadrick

Wally Broadrick

Amy Broadrick Hurd

Margie Broadrick

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 13 day of May, 2026, before me personally appeared before me by audio-video communication Daniel Justin Broadrick, Diane Broadrick Burden, Jay Broadrick, III, Wally Broadrick, Amy Broadrick Hurd, and Margie Broadrick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13 day of May, 2026.

CHARLES WALLACE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES ON 04/22/2028 MADISON COUNTY

Notary Signature

My commission expires: April 22, 2028

Docusign Envelope ID: 2036A62B-4BB3-8E40-83DE-E820881 7BC68

Signed by:
41A545AB5FC4436...
Collette Broadrick

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 5/13/2026 **day of May, 2026, before me personally appeared before me by audio-video communication Collette Broadrick to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 5/13/2026 **day of May, 2026.**

Signed by:
6679A73C8816496...
Notary Signature

SUSAN PACK DAVIS
TENNESSEE NOTARY PUBLIC
Shelby County

ONLINE NOTARY PUBLIC
My Commission Expires: September 23, 2026

My commission expires:

WITNESS the Grantor's hand on this 14 day of May, 2026.

GRANTOR:

Daniel Justin Broadrick

Diane Broadrick Burden

Jay Broadrick

Wally Broadrick

Amy Broadrick Hurd

Margie Broadrick

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 14 day of May, 2026, before me personally appeared before me by audio-video communication Daniel Justin Broadrick, Diane Broadrick Burden, Jay Broadrick, III, Wally Broadrick, Amy Broadrick Hurd, and Margie Broadrick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of May, 2026.

Mary Steinkamp

Notary Signature

My commission expires: May 3, 2027

MARY STEINKAMP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Signed by:
06B7AB126D3E492...
Jay Broadrick

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 5/13/2026 **day of May, 2026, before me personally appeared before me by audio-video communication Jay Broadrick to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 5/13/2026 **day of May, 2026.**

Signed by:
6679A73C8816496...
Notary Signature

My commission expires:

SUSAN PACK DAVIS
TENNESSEE NOTARY PUBLIC
Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: September 23, 2026

Docusign Envelope ID: DDE6044F-EF02-8715-8216-05B2427DD036

Signed by:
87E9E6FDB6FC469...

Wally Broadrick

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 5/13/2026 **day of May, 2026, before me personally appeared before me by audio-video communication Wally Broadrick to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this _____ day of May, 2026.

Signed by:
6679A73C8816496...

Notary Signature

My commission expires:

SUSAN PACK DAVIS
TENNESSEE NOTARY PUBLIC
Shelby County

ONLINE NOTARY PUBLIC
My Commission Expires: September 23, 2026

WITNESS the Grantor's hand on this 13 day of May, 2026.

GRANTOR:

Daniel Justin Broadrick

Diane Broadrick Burden

Jay Broadrick

Wally Broadrick

Amy Broadrick Hurd

Margie Broadrick

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 13 day of May, 2026, before me personally appeared before me by audio-video communication Daniel Justin Broadrick, Diane Broadrick Burden, Jay Broadrick, III, Wally Broadrick, Amy Broadrick Hurd, and Margie Broadrick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13 day of May, 2026.

Stephen Mayberry

Notary Signature

My commission expires:

12-27-27

STEPHEN MAYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
MY COMMISSION EXPIRES DECEMBER 27, 2027

Witness the Grantor's hand on this 15th day of May, 2026.

GRANTOR:

Margie Broadrick

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 15 day of May, 2026, before me personally appeared before me by audio-video communication Marigie Broadrick to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15 day of May, 2026.

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires 04-22-2028 WILSON COUNTY

Notary Signature

My commission expires: April 22, 2028

Katrina Broadrick Upton

Katrina Broadrick Upton

STATE OF TENNESSEE

COUNTY OF SHELBY

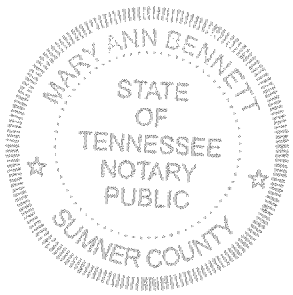
On this 14 day of May, 2026, before me personally appeared before me by audio-video communication Katrina Broadrick Upton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of May, 2026.

Mary Ann Bennett

Notary Signature

My commission expires: 11/21/24



Tennessee Certification of Electronic Document

I, Seth M. McNeel, 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 5-14-2026 (date of document).

Affiant Signature

5-20-2026
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 20th day of MAY, 2026.

SUSAN PACK DAVIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 23, 2026
COUNTY OF SHELBY

Notary's Signature

MY COMMISSION EXPIRES: 9-23-26

NOTARY'S SEAL