WARRANTY DEED

Karen Johnson Davidson County
Batch # 1438665 DEEDWARR
06/26/2026 02:58:15 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20260626-0058159

G-URC-26-5414

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

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)
Jennifer Broeder and Corey Broeder	SAME AS NEW OWNER	
(NAME)	(NAME)	**160 08 0 092.00**
317 Scarlet Oak Ct.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIKE J. URQUHART, ADMINISTRATOR OF THE ESTATE OF LAURA SANFORD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER BROEDER AND COREY BROEDER, WIFE AND HUSBAND,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 19 on the Plan of Brentwood Meadows, Section I, of record in Plat Book 3842, Page 5, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to W. P. Sanford by Warranty Deed from Brentview Development Company, a partnership composed of Mid-South Mortgage Corporation, and N. C. Dunn, Jr. of record in Book 3968, Page 526, Register's Office for Davidson County, Tennessee, dated December 10, 1965 and recorded on December 14, 1965.

W.P. Sanford having died July 29, 1967. Will Probated in Minute Book 200, page 268 Will Book 89, page 37 in the Probate Court for Davidson County, Tennessee.

Being a portion of the property conveyed to Laura Joan Sanford by Last Will and Testament Deed from William Peyton Sanford of record in Book 5828, Page 173, Register's Office for Davidson County, Tennessee, dated June 24, 1960 and recorded on December 7, 1981.

See agreement filed in Book 4353, page 533 in aforementioned Register's Office.

Being the same property conveyed to Laura Joan Sanford and Barbara Parrish as tenants in common with right of survivorship by Quit Claim Deed from Laura Joan Sanford of record in Instrument No. 20101004-0079222 Register's Office for Davidson County, Tennessee, dated October 1, 2010 and recorded on October 4, 2010.

Barbara Ann Parrish having died June 4, 2023. Laura Joan Sanford surviving tenant in common per rights of survivorship in deed.

Being the same property conveyed to Laura Joan Sanford, an unmarried woman, as to an undivided ninety-nine percent interest (the "LJS Interest") and Leonard C. Lewis, III, a married man, as to an undivided one percent interest (the "LCL Interest"), with the LJS Interest and LCL Interest, as they relate to each other, being held as oint tenants with rights of survivorship by Quit Claim Deed from Laura Joan Sanford, an unmarried woman of record in Instrument No. 20230811-0062365, Register's Office for Davidson County, Tennessee, dated August 10, 2023 and recorded on August 11, 2023.

Being the same property conveyed to Laura Joan Sanford by Quit Claim Deed from Leonard C. Lewis III of record in Instrument No. 20240625-0047374 Register's Office for Davidson County, Tennessee, dated June 20, 2024 and recorded on June 25, 2024.

Laura Joan Sanford having died June 30, 2024. Probate filed in The Seventh Circuit Court of Davidson County, Tennessee (Probate Division) in Docket No. 24P1477. Order Approving Contract for Sale of Real Property filed in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) as Docket No. 24P1477.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 5, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3914, Page 391, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5414 Hill Road Circle, Nashville, Tennessee 37220**.

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.

Witness my/our hand(s) this the 22nd DAY OF JUNE, 2026.

Estate of Laura Sanford

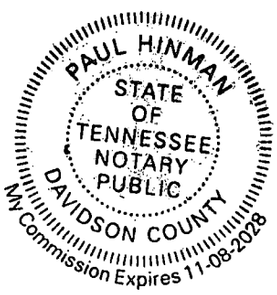
BY: _____
Mike J. Urquhart
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE J. URQUHART, ADMINISTRATOR of the ESTATE OF LAURA SANFORD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of June, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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