Karen Johnson Davidson County
Batch# 1443174 DEEDWARR
07/08/2026 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20260708-0061426

WARRANTY DEED

AMY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 4/16/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Esq., Mid-Star Title, LLC 2690 Memorial Blvd Ste A Murfreesboro TN 37129

File No.: 26-173M

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Sean A O'Keefe and Cathy O'Keefe	Sean A O'Keefe and Cathy O'Keefe	186-04-0A-365.00-CO
(NAME)	(NAME)	
517 Wilcox Ct	517 Wilcox Ct	
(ADDRESS)	(ADDRESS)	
Nolensville TN 37135	Nolensville TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten 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, WE, MICHAEL BROUSSARD AND AMBER BROUSSARD, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SEAN A O'KEEFE AND CATHY O'KEEFE, HUSBAND AND WIFE, 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. 365 on the Final Plat of Burkitt Place, Phase 2-K, Section 2 as of record in Instrument No. 20140609-0049811, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Broussard and Amber Broussard, husband and wife by Warranty Deed from Thao Ngoc Quach, an unmarried woman of record in Instrument No. 20250408-0026710 Register's Office for Davidson County, Tennessee, dated April 02, 2025 and recorded on April 08, 2025.

This is improved ☒ property, known as 517 Wilcox Ct, Nolensville, TN 37135

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE IS SUBJECT TO: Any and all rights of way, easements, and restrictions, recorded or unrecorded.

Witness our hands this 2nd day of July 2026

Michael Broussard

Amber Broussard

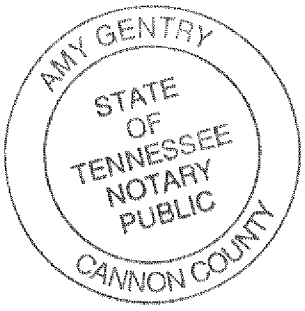
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 2nd day of July 2026, before me personally appeared Michael Broussard and Amber Broussard, 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 (or person's) free act and deed.

Witness my hand and official seal at office on the day and year first above written.

Notary Public
My Commission Expires: 4/10/29



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amy Gentry, do hereby make oath that I am 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 7-2-2026 (date of document).

Affiant Signature

7-6-2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 6th day of July, 2026

Eileen Smith
Notary
Commission Expires: 8/24/26

Notary's Seal

