Name and Address of New Owner:
Shelia Breedlove
1112 Shawnee Rd.
Madison TN 37115
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1464993 DEEDWARR
08/27/2026 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20260827-0079792

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 052080A21400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Veronshay C. Hyde, unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shelia Breedlove, married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Lot 146, PHASE ONE, SECTION THREE, HERON WALK, as shown on plat of record in Plat Book 9700, Page 551, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Veronshay C. Hyde by Quitclaim Deed from Wanda F. Hyde and Veronshay C. Hyde, as joint tenants with right of survivorship, dated July 28, 2026, and filed of record in Instrument No. 20260729-0069898, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Wanda F. Hyde and Veronshay C. Hyde, joint with right of survivorship by Quit Claim Deed dated June 18, 2020 from Wanda F. Hyde, recorded June 22, 2020, in Instrument Number 20200622-0066545, in the Register's Office for Davidson County, Tennessee. Further being the same property previously conveyed to Wanda F. Hyde, by Warranty Deed, dated September 11, 2015, from Carl Hunter, recorded September 15, 2015 in Instrument No. 20150915-0093655, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1112 Shawnee Road, Madison, TN 37115

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of August, 2026.

_____ (SEAL)
Veronshay C. Hyde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 2026, before me personally appeared Veronshay C. Hyde, 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 21st day of August, 2026.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 11.5.29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $308,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of August, 2026.

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 9-7-2026

Certificate of Authenticity

I, Holly A Mason, 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 8/21/26.

Affiant Signature

8/21/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of August, 2026

Notary's Signature

(Notary Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Commexp
3-6-29