STATE OF Tennessee
COUNTY OF Sumner

Karen Johnson Davidson County
Batch# 1465604 DEEDWARR
09/01/2026 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20260901-0080649

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Brittany L. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2026.

Kim Perry
Notary Public
MY COMMISSION EXPIRES: 1/30/29
File No. 26-26365C

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Porterfield Murdock Investments LLC (NAME)	New Owner (NAME)	146-15-0-069
4000 Hillsboro Pike, Apt. 415 (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jennifer R. Broeder and Corey Broeder, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Porterfield Murdock Investments LLC, a Tennessee Limited Liability Company**, 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. 103 on the Plan of HAILEYWOOD ESTATES, SECTION VI, as of record in Plat Book 2331, Page 158, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer R. Broeder and Corey Broeder, wife and husband, by Warranty Deed from John Norton Wilkison and Jade Servin Wilkison, husband and wife, dated June 30, 2025, and recorded on July 3, 2025, of record in Instrument No. 20250703-0052775, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 659 Devon Drive, Nashville, TN 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 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. Whenever 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 25th day of August, 2026.

Jennifer R. Broeder

Corey Broeder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of August, 2026, before me personally appeared Jennifer R. Broeder and Corey Broeder, 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 25th day of August, 2026.

Notary Signature
My commission expires: 4/24/2030

ROBERT MITCHELL
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 8/25/26 (date of document).

Affiant Signature

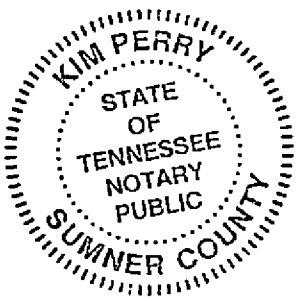
8/25/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 25th day of August, 2026.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29