Karen Johnson Davidson County
Batch# 1472611 DEEDWARR
09/15/2026 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,542.90
20260915-0085560

WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-41707-26

JAMES R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2026

NOTARY PUBLIC

My commission expires: 5-16-29

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Peters and Alison Bowman 233 Dupont Avenue Madison, TN 37115	JP Morgan Chase Bank 700 Kansas Lane Monroe, LA 71203	043-09-0-175

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SEVENTEEN THOUSAND AND 00/100 Dollars ($417,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RESTORE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MATTHEW PETERS AND ALISON BOWMAN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 22, in Block C, on the Plan of Woodlawn Estates of record in Book 843, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Restore Homes, LLC, a Tennessee limited liability company, from Stephen Bashipaka, married, by Quitclaim Deed dated February 27, 2026 and recorded February 27, 2026 in Instrument #20260227-0015683, said Register's Office.

Being the same property conveyed to Stephen Bashipaka, married, from Colette Broadrick, Jay Broadrick, Diane Burden, Wally Broadrick, Amy Hurd, Daniel Justin Broadrick, Margie Broadrick, and Katrina Broadrick Upton, by Warranty Deed dated January 23, 2026 and recorded February 2, 2026 in Instrument #20260202-0007112, said Register's Office.

BEING the same property conveyed to J.C. Broadrick and wife, Dorothy Broadrick by Deed from Jennie Marie Yow and husband, A.E. Yow, dated 9/8/1946 and recorded 9/17/1946 in Book 1417, Page 223, Register's Office for Davidson County, Tennessee. The said J.C. Broadrick a/k/a J.C. Broadrick Sr. appears to have since died on 4/25/1988, leaving his wife, Dorothy Broadrick as the surviving spouse. The said Dorothy Broadrick having since died on 2/11/1992, with her estate probated in Davidson County under Case No. 98748. 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. Larry Wayne Broadrick was appointed as the Executor of the estate. The said James C. Broadrick, Jr. a/k/a J.C. Broadrick having since died on 8/12/2021, 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 #20260202-0007108 and in Instrument #20260202-0007109, Register's Office of Davidson County, Tennessee. The said Larry Wayne Broadrick having since died on 4/18/2024, leaving his wife, Margie Broadrick and son, Daniel Justin Broadrick as his heirs at law. See Affidavits of Heirship of Record in Instrument #20260202-0007110 and in Instrument #20260202-0007111, Register's Office of Davidson County, Tennessee. Property vested as follows: 1/3

interest in Katrina Broadrick Upton; 1/3 interest in the heirs of James 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 conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 233 Dupont Avenue, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7th day of August, 2026

GRANTOR(S)

Restore Homes, LLC, a Tennessee Limited Liability Company

By: Stephen Bashipaka
Stephen Bashipaka, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, Stephen Bashipaka, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Restore Homes, LLC, within named bargainor and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Sole Member.

WITNESS my hand and seal, this the 7th day of AUGUST, 2026.

Notary Public

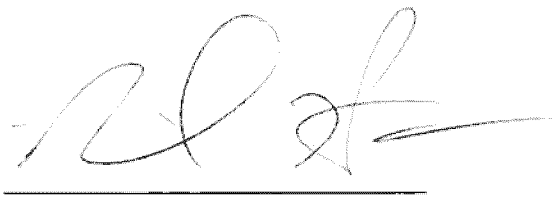
Jameson B Baldwin
Printed Notary Name

My commission expires: 9/19/28

Jameson B Baldwin STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

Certificate of Authenticity

I, Nick Harris, 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 **September 07, 2026**.



Affiant Signature

09/07/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **7th** day of **September**, 20___.



Notary's Signature

My Commission Expires: 3/9/27

Date

