Karen Johnson Davidson County
Batch# 240172 DEEDWARR
06/07/2019 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $843.60
20190607-0054504

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0958

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of May, 2019

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Douglas A. Brooks 336 Haddon Court Franklin, TN 37067	Franklin Synergy Bank, ISAOA, ATIMA 722 Columbia Avenue Franklin, TN 37064	072-04-0-256.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Josh Terry, Trustee of The 1410 Janie Ave Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Douglas A. Brooks

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:

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

Land in Davidson County, Tennessee, being the Northerly 50 feet of Lot No. 18 of Block "E" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County.
Said part of Lot No. 18 fronts 50 feet on the Southwesterly side of Janie Avenue and runs back between parallel Lines 175 feet to a dead line.

Being the same property conveyed to Josh Terry, Trustee of The 1410 Janie Ave Trust by Warranty Deed from Floyd E. Fry, Judy DePriest, Lloyd Fry, Kim Copeland, George Fry, Tina Fry, Vicky Denney, Lisa Blackburn, Tracy Lineberger and Norma Evelyn Fry, heirs to the Estate of Floyd M. Fry, recorded on ~~May 30, 2019~~ *June 5th, 2019 in Instrument Number 20190605-0053948, Register's Office for Davidson County, Tennessee. Power of Attorney for Norma Evelyn Fry recorded in Instrument Number 20190325-0026829, Davidson County, Tennessee. Power of Attorney's for Floyd E. Fry, Judy DePriest, Lloyd Fry, Kim Copeland, George Fry, Tina Fry, Vicky Denney, Lisa Blackburn of record in Instrument numbers 20190605-0053940, 20190605-0053941, 20190605-0053942, 20190605-0053943, [illegible], 20190605-0053944, 20190605-0053945, 20190605-0053946 *Davidson County, Register's Office. **20190605-0053947

Being the same property conveyed to Floyd M. Fry and wife, Cora H. Fry by Warranty Deed from Bertha Cantrell of record in Book 3933, Page 348, Register's Office for Davidson County, Tennessee, dated September 08, 1965 and recorded on September 09, 1965. (Value or consideration shown in aforementioned deed $10,250.00.)

Cora H. Fry died January 23, 1990, leaving Floyd M. Fry surviving tenant by the entirety. Floyd M. Fry died intestate April 30, 2018, Estate entered in the Seventh Circuit Court for Davidson County, Tennessee Probate Division as Docket No. 18P-1359.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **1410 Janie Avenue, Nashville, TN 37216.**

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of May, 2019.

The 1410 Janie Ave. Trust

By: _____
Josh Terry, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Josh Terry, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 1410 Janie Ave Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of May, 2019.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

(Notary Seal)

_____
Notary Public

My Commission Expires: 12/15/21

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY