Karen Johnson Davidson County
Batch# 243546 DEEDWARR
06/14/2019 02:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20190614-0057530

Commitment Number: RFTN-28656

After Recording, Return To:
Title Forward
1628 John F Kennedy Boulevard 8 Penn Center
Suite 700
Philadelphia PA 19103

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Sean M. Harran and **Lissette Harran**, 2956 Primrose Cir., Nashville, TN 37212

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 11703006100

GENERAL WARRANTY DEED

William D. Brooks and **Stephanie A. Brooks**, hereinafter grantors, for $395,000.00 (Three Hundred Ninety Five Thousand Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Sean M. Harran** and **Lissette Harran**, hereinafter grantees, whose tax mailing address is **2956 Primrose Cir., Nashville, TN 37212**, the following real property:

Land in Davidson County, Tennessee, being part of Lot No. 3 of Block "D" on the plan of Belmont Terrace Annex No. 4, of record in Book 974, page 97, Register's Office for said County, more particularly described in a survey by John Kohl, dated July 2, 1975, as follows: Beginning at a point in the Westerly margin of Primrose Circle, said point being the common corners of Lots No. 2 and 3; thence with the line between said Lots North 86°58' West 118.9 feet to a point, (previous deeds have described this distance as 120 feet) said point being the Northeasterly corner of that part of Lot No. 3 which was sold to the State of Tennessee, by an instrument of record in Book 4799, page 375, said Register's Office; thence South 17° 47' East 85.2 feet to a point, which is in the Northerly margin of a 30 foot street (abandoned); thence Easterly along the Northerly line of said 50 foot street (abandoned) to a point at the beginning of a curve; thence around said curve having a

radius of 20 feet; thence in a Northerly direction to the point of beginning, said survey above referred to shown the Southerly line of the lot, along the Northerly margin of said 50 feet street (abandoned) to be 97.6 feet and shows the Easterly line of the lot along the Westerly margin of Primrose Circle to be 50 feet, to the point of intersection of said 50 foot Street (abandoned) and Primrose Circle if both lines were extended, but fails to disclose the length of said lines to the point of beginning of the curve, and likewise fails to disclose the distance around said curve.

Being the same property conveyed to William D. Brooks and wife, Stephanie A. Brooks, by Warranty Deed from Jon Hazelip, married, dated August 25, 2009, of record in Instrument No. 20090901-0082148, Register's Office for Davidson County, Tennessee.

Property Address is: 2956 Primrose Cir., Nashville, TN 37212

Parcel ID: 11703006100

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on June 11, 2019:

William D Brooks
William D. Brooks

Stephanie A. Brooks
Stephanie A. Brooks

STATE OF District of Columbia
COUNTY OF DC

The foregoing instrument was acknowledged before me on June 11, 2019 by **William D. Brooks** and **Stephanie A. Brooks** who are personally known to me or has/have produced state or government photographic ID as identification and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

JOY TAYLOR NOTARY PUBLIC DISTRICT OF COLUMBIA My Comm. Exp. Aug 14, 2023

Maximum principal indebtedness for Tennessee recording tax purposes is 395,000.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Sumner

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $395,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 13th day of June, 2019.

Affiant

Nicholas Bellamy
Print Name

(Seal)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary Public

My commission expires:

OCT 2 0 2020

Kristen Traini
Print Name

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

