Karen Johnson Davidson County
Batch# 360953 DEEDWARR
02/21/2020 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20200221-0019225

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Angela Pearson
Affiant

Subscribed and sworn to before me, this 27TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-17-2023

(AFFIX SEAL)

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

THIS INSTRUMENT WAS PREPARED BY
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Randy Nemitz and Kay Nemitz,husband and wife	NEW (NAME)	
235 Wyndom Court (ADDRESS)	OWNER (ADDRESS)	026-06-0A-023.00-CO
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ronald F. Brooks, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Randy Nemitz and Kay Nemitz,husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 23 ON THE PLAN OF RESUBDIVISION FOR PHASE 1 B OF THE TOWNHOMES AT WINDSOR GREEN, A PLANNED UNIT DEVELOPMENT OF RECORD IN PLAT INSTRUMENT NO. 20010813-0086903, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RONALD F. BROOKS AND WIFE, EVA M. BROOKS BY WARRANTY DEED FROM DIAL PROPERTIES, LLC OF RECORD IN INSTRUMENT NO. 20030221-0023072 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID EVA M. BROOKS DIED ON 11-01-2019, SURVIVED BY HER HUSBAND, RONALD F. BROOKS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 235 Wyndom Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 27th day of January, 2020.

Ronald F. Brooks

STATE OF Tennessee

WARRANTY DEED
(Continued)

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald F. Brooks, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of January, 2020.

Mary Birthright
Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Shelly M. Walling,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

