Name and Address of New Owner:
Doug Brooks and Craig Roberts
336 Haddon Ct
Franklin, TN 37067

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 393637 DEEDWARR
04/30/2020 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20200430-0045135

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 120-01-0-123.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Amanda Dean, Trustee of The 1222 Saturn Dr Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Doug Brooks and Craig Roberts, Tenants in Common with Right of Survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land lying and being in Davidson County, Tennessee being Lot No. 90 on the Plan of Stardust Acres, as of record in Book 1424, page 92, Register' s office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the Easterly margin of Saturn Drive, the common corner of Lots 89 and 90 and running back in an Eastwardly direction 192.2 feet along the common line between Lots 89 and 90 to a point; thence 81.0 feet in a Southwardly direction to a point in the Northerly margin of Mercury Drive; thence 166.9 feet in a Westwardly direction along said margin of said Drive to a point, the beginning of a curve; thence 39.1 feet in a Northwestwardly direction around said curve to a point in the easterly margin of Saturn Drive; thence 56.7 feet in a Northwardly direction along said margin of said Drive to the point of beginning.

Being the same property conveyed to Norman Dewitt Floyd and wife Sarah F. Floyd by Warranty deed from Woodrow W. Hunter, Jr. and wife, Reelana Hunter, of record in Book 4174, page 372, Register's Office for Davidson County, Tennessee, dated September 20, 1967 and recorded on September 26 1967.

Being the same property conveyed to Jennifer Tusing by Quitclaim deed from Sarah Frances Floyd, of record in Instrument No. 20091028-0099441, Register's Office for Davidson County, Tennessee, dated October 26, 2009 and recorded on October 28, 2009.

Being the same property conveyed to Amanda Dean, Trustee of the 1222 Saturn Drive Trust, by Warranty Deed from Jennifer Tusing, unmarried, of record in Instrument No. 20200304-0023836, Register's Office for Davidson County, Tennessee, signed March 3, 2020 and recorded March 4, 2020.

Being improved property also known as 1222 Saturn Drive, Nashville, Tennessee 37217.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of April, 2020.

The 1222 Saturn Dr Trust

By: _____
Amanda Dean, Trustee

State of Tennessee
County of Davidson

Before me, Lauren Lambeth of the state and county mentioned, personally appeared Amanda Dean, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theTrustee of The 1222 Saturn Dr Trust, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 28th day of April, 2020.

LAUREN LAMBERTH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
Notary's Signature
My commission expires: 03.23.21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

LAUREN LAMBERTH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sworn to and subscribed before me this
28th day of April, 2020.

_____
Notary Public
My commission expires: 03.23.21
File No.: 2020-697

202004300045135

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON