Prepared by:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

New Owner and Send Tax Bills To:
Ryan M. Brooks and Miriam T. Brooks
604 Fordomatic Dr
Nashville, TN 37209
File Number: 2020-583
Parcel ID: 090-11-0-061

Karen Johnson Davidson County
Batch# 422942 DEEDWARR
06/22/2020 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20200622-0066618

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, **Nicholas Howell and Mediha Barucic Howell, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ryan M. Brooks and Miriam T. Brooks, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, State of Tennessee, being described as follows: Being Lot No. 418 on the Plan of Charlotte Park, Section Six of record in Plat Book 2900, Page 7 & 8, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 418 fronts 86.0 feet on the northerly side of Fordomatic Drive and extends back, 158.8 feet on the westerly line and 176.6 feet on the easterly line, which is a broken line, to a dead line in the rear on which it measures 67 feet.

Being the same property conveyed to Nicholas Howell and Mediha Barucic Howell, husband and wife, by Warranty Deed from Jamie L. Morgan, Unmarried, by Teresa Ryan, Conservator, dated March 5, 2019 of record in Instrument No. 20190306-0020458, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

* Taxes and assessments for the year 2020 and subsequent years, plus any penalties and interest which may accrue.
* Subject to all matters on Plan of record in Plat Book 2900, Pages 7 & 8, Register's Office for said County.

This is improved property known as: 604 Fordomatic Drive, Nashville, Tennessee 37209
Map: 090-11-0
Parcel: 061.00

The 2020 property taxes have been prorated between the parties, buyer to pay when due.

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 15th day of June, 2020.

_____(SEAL)
Nicholas Howell

_____(SEAL)
Mediha Barucic Howell

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 15th day of June, 2020, before me personally appeared Nicholas Howell and Mediha Howell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of June, 2020.

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

_____
Notary Signature
My commission expires: 8/27/22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

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 $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 15th day of June, 2020.

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

_____
Notary Public
My commission expires: 8/27/22
File No. 2020-583

202006220066618

I, Andrew Mitchell, 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.

Andrew Mitchell
Signature

State of TN
County of Rutherford

Personally appeared before me, Jim A. Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY