WARRANTY DEED

Karen Johnson Davidson County
Batch# 458736 DEEDWARR
08/18/2020 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20200818-0092646

File No. TE0007271

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-6-23
(AFFIX SEAL)

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doug Brooks (NAME)	NEW OWNER (NAME)	119-02-0-228.00
336 Hadden Ct (ADDRESS)	(ADDRESS)	
Franklin Tn 37064 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Elizabeth Ann Delvalle and William F. Hoselton, Jr., individually and as Executrix and Executor of The Estate of Elizabeth R. Johnson a/k/a Elizabeth Roberta Johnson,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Doug Brooks, a married man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 192 on the Plan of Sterling Heights, Section Five, as of record in Book 1835, page 37, Register's Office for said County.

Said lot No. 192 fronts 150 feet on the southerly side of Jonell Drive and runs back 162.4 feet on the easterly line and 162.9 feet on the westerly line, to a dead line, measuring 70 feet thereon.

The said Elizabeth R. Johnson having since died on August 31, 2015 and by Order in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Docket No. 15P-2028 the Last Will and Testament of Elizabeth Roberta Johnson was admitted to probate for muniment of title, naming Elizabeth Ann Delvalle and William Franklin Hoselton, Jr. as Executrix and Executor and also as Devisees under said Will.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 65 Jonell Drive, Nashville, TN 37210
(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 hand this 14th day of August, 2020.

Elizabeth Ann Delvalle, Individually and Executrix

William F. Hoselton, Jr., Individually and Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Elizabeth Ann Delvalle and William F. Hoselton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Executrix and Executor of The Estate of Elizabeth R. Johnson a/k/a Elizabeth Roberta Johnson, the within named bargainor, and that they as such Executrix and Executor, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by themselves as Executrix and Executor and individually.

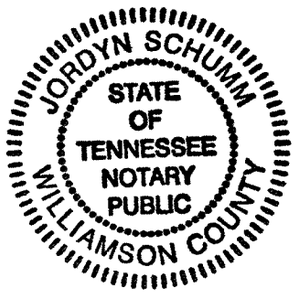
Witness my hand this 14th day of August, 2020.

Notary Public

My commission expires: 1/22/24

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206



Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

