Karen Johnson Davidson County
Batch# 463439 DEEDWARR
08/25/2020 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20200825-0096319

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210. Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas A. Schatz-Thompson	SLOBC MORTGAGE	Parcel ID: 072 07 0 149.00
(NAME)	(NAME)	
1246 Kenmore Pl	9311 SAN PEDRO # 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Beverly Jean Ethridge Brockus, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas A. Schatz-Thompson, an unmarried man**, hereinafter called the Grantees, 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 the Easterly one-half of Lot Number 71 and Easterly one-half of the Northerly 50 feet of Lot Number 52, on the Map of Kenmore Place, as of record in Book 332, Page 32 and 33, Register's Office for Davidson County, Tennessee. Said parts of said lots front 50 feet on the Southerly side of Kenmore Place, formerly Warner Avenue and run back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Jerry Wayne Brockus, by Warranty Deed from Gregory Mayo, unmarried, of record in Instrument No. 20021008-0122964, in the Register's Office of Davidson County, Tennessee, dated September 30, 2002, and recorded on October 08, 2002. The said Jerry Wayne Brockus died intestate on April 12, 2019 in the State of Georgia, leaving Beverly Jean Ethridge Brockus and William Tom Dorn Brockus as his sole heirs at law, as established by the Affidavits of Heirship of record in Instrument No. 202008250096317 and Instrument No 202008250096318, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to the said Beverly Jean Ethridge Brockus, by Quitclaim Deed from the said William Tom Dorn Brockus, of record in Instrument No. 20200521-0052930, in the Register's Office of

Davidson County, Tennessee, dated July 31, 2019, and recorded on May 21, 2020.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1246 Kenmore Pl, Nashville, TN 37216

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 our hands this 14th day of August, 2020

Beverly Jean Ethridge Brockus

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Beverly Jean Ethridge Brockus, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

