2020-461

WARRANTY DEED

Karen Johnson Davidson County
Batch# 469051 DEEDWARR
09/03/2020 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20200903-0100254

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Darlene Mae Brooks and Katrina Marie Brooks	Mortgage Investors Group	Parcel ID: 051-15-0-014.00
(NAME) 4600 Saunders Avenue	(NAME) 8320 Investors Group	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Knoxville, TN 37923	
(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, **Julie A. Nastri, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Katrina Marie Brooks, unmarried and Darlene Mae Brooks, unmarried,** 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:

Being Lot No. 57 on the Plan of Gra-Mar Acres, Section 2, First Addition, of record in Book 2663, page 34, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, being further described as follows:

Beginning on the easterly margin of Saunders Avenue at the corner of Lots No. 56 & 57; thence with the line between said two lots, easterly 230.19 feet; thence South 6 degrees 51 minutes west 161.91 feet to the northerly margin of Lemont Drive; thence with the same, North 88 degrees 11 minutes west 199 feet to the beginning of a curve; thence around said curve having a radius of 20 feet, northwesterly 31.90 feet to the easterly margin of Saunders Avenue; thence with the same, northerly 145 feet to the beginning.

Being the same property conveyed to Julie A. Nastri, unmarried, By Deed from Teresa Jones Peterson and Mary Judith Makris and Susan Jones Isaacs, all the heirs- at- law of Cecil F. Jones, deceased dated March 21, 2007 recorded March 27, 2007, of record as Instrument No. 20070327-0036449 Register's Office for Davidson County, Tennessee.

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 4600 Saunders Avenue, 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 2nd day of September, 2020

Julie A. Nastri

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Julie A. Nastri, unmarried, 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 2nd of September, 2020.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

I, the undersigned, 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.

Quin Evans Segall

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public