Name and Address of New Owner:
Michael C. Brooks and Talia Di Domenico
1241 Nations Drive
Nashville, TN 37209

Send Tax Bills To:
Michael C. Brooks and Talia Di Domenico
SAME

This Instrument Prepared By:
Regina V. Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 09162J01400CO

Karen Johnson Davidson County
Batch# 478119 DEEDWARR
09/17/2020 02:59:30 PM 2 pgs
Fees: $13.00 Taxes: $1,627.63
20200917-0106831

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, **1211 57th Ave TO, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael C. Brooks and Talia Di Domenico, joint tenants in common with rights of survivorship**, "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 14, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Treaty Oaks Cottages Phase II, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20190228-0018401, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20190404-0030656, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to 1211 57th Avenue T.O. LLC by Special Warranty Deed from Michael R. Weimann, recorded on October 6, 2017, of record in Instrument No. 20171006-0102963, Register's Office for Davidson County, TN.
>
> This is improved property known as 1241 Nations Dr., Nashville, TN 37209.

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 September, 2020.

1211 57th Ave TO, LLC

By:_____
John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of 1211 57th Ave TO, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of 1211 57th Ave TO, LLC, by himself as Authorized Agent.

Witness my hand and seal, at office in davidson county, this 15th day of September, 2020.

Regina V Sullo
Notary Signature

My commission expires: 11-8-22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

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 $439,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Teresa Tidwell
(Affiant)

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

Regina V Sullo
Notary Public
My commission expires: 11-8-22
File No. 2020-1401

True Copy Certification

I, John A Bell Jr., 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, [illegible] a notary public for this county and state, John A Bell Jr. 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 3-8-2021
Notary Seal (if on paper)

ANA LOWSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

202009170106831