Name and Address of New Owner and
Send Tax Bills To:
Kudzu Real Estate Inc
203 Point East Drive
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 512750 DEEDWARR
11/10/2020 08:26:30 AM 4 pgs
Fees: $23.00 Taxes: $832.50
20201110-0131957

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 063-08-0-004

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, **Rana N. Brooks, an unmarried woman, "the Grantor,"** has this day bargained and sold and by these presents does hereby **sell, give, transfer and convey** unto **Kudzu Real Estate Inc, a Corporation,** "the Grantee," **the following described real estate** in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson **County, in the State of Tennessee,** described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 9 to 14 both inclusive, of Block "U" on the Map of Hadley Bend City, as of record in Book 421, page 120, Register's Office for said County.

Said lots adjoin and front together 150 feet on the northerly side of Hadley Ben Boulevard, and run back between parallel lines, 150 feet, more or less, to the south line of a 9-foot alley and one foot reserved strip.

Being the same property conveyed to Rana N. Brooks by Deed dated October 18, 2004 from Willie L. Brooks and wife, Pamela J. Brooks, recorded November 11, 2004, in Instrument Number 20041111-0135780, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that she 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 5th day of November, 2020.

R— N. Brooks
Rana N. Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of November, 2020, before me personally appeared Rana N. Brooks, 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 this 5th day of November, 2020.

Misty B Brown
Notary Signature
My commission expires: 10.22.23



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 $225,000.00, 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 5th day of November, 2020.

Notary Public

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, Steve Berneman 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 Tennessee

County of Davidson

Personally appeared before me, Sondra Mounger a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021