Karen Johnson Davidson County
Batch# 527938 DEEDWARR
12/09/2020 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20201209-0143415

WARRANTY DEED

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$275,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2020

Kayla Adams
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry Brooks III	Eustis Mortgage corp. dba Prosperity Mortgage Advisors	15007043800
(NAME)	(NAME)	
3424 Daisy Trail	798 S. Rampart Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	New Orleans, LA 70113	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Christine M. Bark f.k.a. Christine M. Nesheiwat and husband, Ryan Bark,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jerry Brooks III, a single 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 Lot 290, The Country, Section Seven-A, as shown on plat of record in Plat book 6250, Page 308, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christine M. Nesheiwat, by deed of record in Instrument No. 20100629-0050624, Register's Office for Davidson County, Tennessee. Christine M. Nesheiwat now known as Christine M. Bark.

Ryan Bark joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Christine M. Bark by Ryan Bark as her Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20201201013946 28, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3424 Daisy Trail, Antioch, TN 37013
(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/our hands this 23rd day of November, 2020.

Christine M. Bark

By: Ryan Bark, her attorney in fact
ATTORNEY IN FACT

Ryan Bark

State of Tennessee
County of Davidson

On this the 23rd day of November, 2020, before me personally appeared Ryan Bark, the person who executed the foregoing instrument on behalf of Christine M. Bark and who acknowledged that he executed the same as the free act and deed of the said Christine M. Bark, through Power of Attorney granted him by the said Christine M. Bark.

Notary Public
Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan Bark with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Notary Public
Commission Expires:

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Dakotah Harvey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Shelby
Notary's Signature

My Commission Expires: _____

