WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-9914-TR

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014868

WARRANTY DEED

Karen Johnson Davidson County
Batch# 535809 DEEDWARR
12/16/2020 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20201216-0148576

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2020.

NOTARY PUBLIC

My commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suk Bahadur Limbu and Suk Maya Subba 1551 Sunbeam Drive Antioch, TN 37013	CMG Mortgage Inc. 3160 Crow Canyon Road Suite 400 San Ramon, CA, 94583	182-01-0A-141.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty Five Thousand and 00/100 Dollars ($365,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAYME BROOKS F/K/A JAYME KOLLING, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SUK BAHADUR LIMBU, MARRIED AND SUK MAYA SUBBA, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Phase Three Sunset Hills RS10 Subdivision - Cluster Lot Option of record in Plat at instrument No. 20130619-0063025, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jayme Kolling, a single woman from Dallas Wright and Jill Wright, husband and wife, by Warranty Deed dated 05/24/2016 and recorded 05/26/2016 in Instrument No. 20160526-0053007, Register's Office for said County. Jayme Kolling is now married to Elliott Thomas Books and known as Jayme Brooks. The said Elliott Thomas Books hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

The address of the herein described property is believed to be 1551 Sunbeam Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of December, 2020.

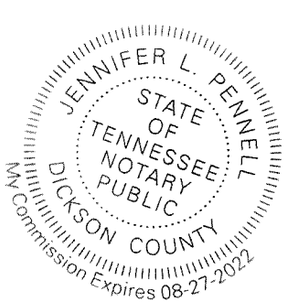
JAYME BROOKS F/K/A JAYME KOLLING

ELLIOTT THOMAS BROOKS

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson SP

Personally appeared before me, a Notary Public, Jayme Brooks f/k/a Jayme Kolling and Elliott Thomas Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of December, 2020.



Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM