WARRANTY DEED

Karen Johnson Davidson County
Batch# 579180 DEEDWARR
02/26/2021 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20210226-0024407

File No. AT-21-148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 11-6-23
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Andrew Mullinax and Katie Beth Perry, husband and wife	NEW OWNERS	
(NAME) 2126 Elm Hill Pike	(NAME) 2126 ELM HILL PIKE	095-14-0-096.00
(ADDRESS) Nashville, TN 37210	(ADDRESS) NASHVILLE TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Doug Brooks, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Andrew Mullinax and Katie Beth Perry, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 No. 9 on the Plan of Elm Hill Acres, Section No.1 of record in Plat Book 2331, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 75 feet on the north side of Elm Hill Pike and runs back 221.7 feet on the west line and 216.95 feet on the cast line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Amanda Dean, Trustee of the 2126 Elm Hill Pike Trust U/A/D by Warranty deed from Darryl Marcus Dennis, an unmarried man of record in Instrument No. 20200910-0102929 Register's Office for Davidson County, Tennessee, dated September 08, 2020 and recorded on September 10, 2020.

Being the same property conveyed to Doug Brooks, a married man by Warranty deed from amanda Dean, trustee of The 2126 Elm Hill Pike U/A/D September 08, 2020 of record in Instrument No. 20200910-0102930 Register's Office for Davidson County, Tennessee, dated September 08, 2020 and recorded on September 10, 2020.

Being also known as 2126 Elm Hill Pike Nashville, Tennessee 37210.

This was not a martial residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 19th day of February, 2021.

Doug Brooks by Leslie Garside, attorney in fact

Doug Brooks by Leslie Garside, Attorney-In-Fact

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, Leslie A. Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Doug Brooks, and that this instrument was executed on behalf of the said Doug Brooks for the purposes therein contained.

Witness my hand and official seal this 19th day of February, 2021.

Notary Public Tabatha Edwards

My Commission Expires: 11-6-23

TABATHA EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Ryan Lux, 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, Leslie Garside, a notary public for this county and state, Ryan Lux 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: 1/3/23

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON