WARRANTY DEED

Karen Johnson Davidson County
Batch# 587228 DEEDWARR
03/08/2021 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,087.77
20210308-0030172

File No. AO-20-51

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,992.00

Emily Mercer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2021

Tabatha Edwards
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
Betty A. White and Dave R. Neal	New owner	
(NAME)	(NAME)	
65 Jonell Drive	P.O. Box 1703	119-02-0-228.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Shelbyville, TN 37162	
(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 **Betty A. White and Dave R. Neal, wife and husband**, 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. 192 on the Plan of Sterling Heights, Section Five, as of record in Book 1835, page 37, Register's Office for said County.

Said lot No. 192 fronts 150 feet on the southerly side of Jonell Drive and runs back 162.4 feet on the easterly line and 162.9 feet on the westerly line, to a dead line, measuring 70 feet thereon.

Being the same property conveyed to Charles L. Johnson and wife, Elizabeth R. Johnson by Warranty deed from W.F. Rader and wife, Cladys Rader of record in Book 2107, page 441, Register's Office for Davidson County, Tennessee, dated January 26, 1953 and recorded on January 27, 1953.

Being the same property conveyed to Elizabeth R. Johnson, by and through Ramon E. Womack Trustee by Quitclaim Deed from Charles L. Johnson and Elizabeth R. Johnson of record in Book 5429, page 573, Register's Office for Davidson County, Tennessee, dated April 25, 1979 and recorded on May 02, 1979

The said Elizabeth R. Johnson having since died on August 31, 2015 and by Order in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Docket No. 15P-2028 the Last Will and Testament of Elizabeth Roberta Johnson was admitted to probate for muniment of title, naming Elizabeth Ann Delvalle and William Franklin Hoselton, Jr. as Executrix and Executor and also as Devisees under said Will.

Being the same property conveyed to Doug Brooks, a married man by Warranty deed from Elizabeth Ann Delavalle and William F. Hoselton, Jr., individually

and as excutrix and excutor of the Estate of Elizabeth R. Johnson a/k/a Elizabeth Roberta Johnson of record in Instrument No. 20200818-~~002646~~ 009 2646 Register's Office for Davidson County, Tennessee, dated August 14, 2020 and recorded on August 18, 2020.

Being also known as 65 Jonell Drive Nashville, Tennessee 37210.

This was not a marital property.

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 1st day of March, 2021.

Doug Brooks by Joshua L. Hunter, Attorney-In-Fact

Doug Brooks by Joshua L. Hunter, 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, Joshua L. Hunter, 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 1st day of March, 2021.

Notary Public D Hardwick

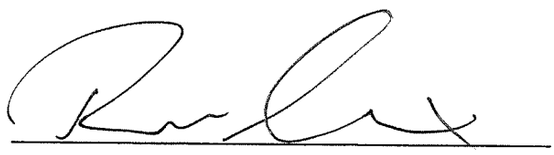
My Commission Expires: 5/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

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.

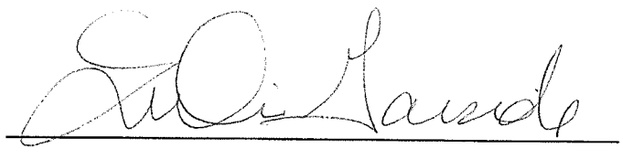


Signature

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)

