21-3657

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **325,018.00.** Bailey Warren Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **04/08/2021** Notary Public MY COMMISSION EXPIRES: 10/30/24 (AFFIX SEAL)

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

Karen Johnson Davidson County
Batch# 615029 **DEEDWARR**
04/14/2021 02:19:39 PM 2 pgs
Fees: $13.00 Taxes: $1,202.57

20210414-0049838

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3657

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Elizabeth Brook and Richard Alan Brook	**Affinity Federal Credit Union**	**084-14-0-066.00**
(NAME) **2203 Dearborn Drive**	(NAME) **PO Box 703909**	
(ADDRESS) **Nashville, TN, 37214**	(ADDRESS) **Dallas, TX75370**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Edward J. Cheetham, II, unmarried** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michelle Elizabeth Brook and Richard Alan Brook, a married couple,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 130, on the Plan of Walnut Grove, of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Edward J. Cheetham, II, unmarried by Deed dated October 28, 1998 from Kelly Reynolds and husband, Darrell Reynolds, recorded October 29, 1998, in Book 11177, Page 144, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2203 Dearborn Drive, Nashville, TN 37214**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **8th** day of **April, 2021.**

Edward J. Cheetham II

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Edward J. Cheetham, II**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **8th** day of **April, 2021.**
By means of physical presence, producing a Florida Drivers License as identification.

NOTARY PUBLIC Wendie Price

My Commission Expires:
9-27-2024

WENDIE PRICE
Notary Public - State of Florida
Commission # HH 046698
My Comm. Expires Sep 27, 2024
Bonded through National Notary Assn.