When recorded, return to/
This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-11676-RL-bs

Karen Johnson Davidson County
Batch# 617440 DEEDWARR
04/19/2021 10:09:30 AM 4 pgs
Fees: $23.00 Taxes: $765.90
20210419-0051751

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$207,000.00**.

Affiant

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 15th day of April, 2021.

Notary Public
My Commission Expires: 10/23/2023

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 9-11676-RL

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
My Home Restoration Inc 2300 Spring Branch Drive Nashville, TN 37115	My Home Restoration Inc 2300 Spring Branch Drive Nashville, TN 37115	080 08 0 238.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jay Brooks, an unmarried man and Jamont Brooks, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **My Home Restoration Inc, a Tennessee corporation,** hereinafter called the Grantee(s), 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. 64 on the Plan of Bordeaux Hills, Section 4, as of record in Book 3600, page 49, register's Office for said County.

Beginning at a point in the Westerly margin of Mexico Drive at the corner of Lots 64 and 65; thence with the line between said Lots Westerly 88.95 feet to the corner of Lot No. 91; thence with the line between Lots Nos. 64 and 91, Southwesterly 84.07 feet to the northerly margin of Mayer Lane; thence with the margin of the same, easterly, around a slight curve, 101.55 feet to the beginning of a curve; thence around said curve, Northeasterly 39.27 feet to the margin of Mexico Drive, thence with the margin of the same, northerly 72.8 feet to the point of beginning.

Being the same property conveyed to Ray E. Daniel and wife, Evelyn Daniel, by Warranty Deed from Cecil B. Stivers and wife, Willie Mai Stivers of record in Book 4636, Page 68, in the Register's Office of Davidson County, Tennessee, dated September 07, 1972, and recorded on September 08, 1972. Also see Affidavit of Heirship for Evelyn Duncan Daniel Carney recorded in Instrument No. 20140707-0059497, Register's Office of Davidson County, Tennessee, and Affidavit of Heirship for Ray Daniel and Evelyn Duncan Daniel recorded in Instrument No. 20150908-0090728, Register's Office of Davidson County, Tennessee.

This is improved property located at: **3219 Mexico Drive, Nashville, TN 37218.**

This conveyance is made subject to 1) Property taxes for the year **2021**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 15th day of April, 2021.

GRANTOR:

~~Jay Brooks~~

Jamont Brooks

STATE OF TENNESSEE
COUNTY OF Davidson

JM Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ~~Jay Brooks~~ and Jamont Brooks, the within named bargainor(s), with whom I am personally acquainted (or proved to me 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 seal at office this 15th day of April, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202104190051751

This conveyance is made subject to 1) Property taxes for the year **2021**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 15th day of April, 2021.

GRANTOR:

Jay Brooks

~~Jament Brooks~~

STATE OF ~~TENNESSEE~~ AZ Arizona
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jay Brooks ~~and Jament Brooks,~~ the within named bargainor(s), with whom I am personally acquainted (or proved to me 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 seal at office this 15th day of April, 2021.

ARIANA LOMBARDO
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
March 06, 2022

Notary Public
My Commission expires: March 06, 2022

202104190051751

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

