Karen Johnson Davidson County
Batch# 627022 DEEDWARR
04/30/2021 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $747.40
20210430-0058392

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $202,000

Affiant Signature

Subscribed and sworn to before me on this the 27 Day of April, 2021

Notary Public

My Commission expires / /

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Doug Brooks
336 Haddon Court
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 03414002400

WARRANTY DEED

21NT00979

Effective the 27 Day of April, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Music City Financial, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Doug Brooks, a married man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

The following described real estate, situated and being in Davidson County, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 3 of the Plan of Stanley Heights, of record in Plat Book 3300, page 74, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made from a more complete description.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Shemika Perkins, dated 4-27-21 and recorded 4-27-21, as instrument No. 20210427-0057842. Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shemika Perkins, by Warranty Deed from Gwyn Thomas Griffin, dated 12/09/2016 and recorded 12/13/2016 as Instrument No. 20161213-0130753, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 305 Aurora Ave, Madison, TN 37115

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 27 day of April, 2021

N. Viddal

Noah Viddal

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Noah Viddal** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **Music City Financial, LLC,** the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Notary Public

My commission expires:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024