Karen Johnson Davidson County
Batch# 663099 DEEDWARR
06/23/2021 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,228.03
20210623-0084817

NAME AND ADDRESS OF NEW OWNERS:
Laura Bouffard
311 Margo Lane.
Nashville, TN 37211

PREPARED BY:
L. Gilbert Anglin, Attorney at Law
1535 W. Northfield Blvd., Suite 8
Murfreesboro, TN 37129

SEND TAX BILLS TO:
F&M Bank
50 Franklin Street
Clarksville, TN 37040

WARRANTY DEED

(Map/Parcel 14805013100)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Jake C. Brooks and Cynthia Anne Brooks, husband and wife**, have bargained and sold and do hereby transfer and convey unto **Laura Bouffard and Leonel Marulanda Rivera, wife and husband,** their heirs and assigns, forever, that certain property located and situated in **Davidson County, Tennessee**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Section One Haywood Acres, of record in Plat Book 2900, page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert W. Rutherford, Trustee, by Quitclaim Deed from Jake C. Brooks of record in Book 8439, page 469, Register's Office for Davidson County, Tennessee, dated September 10, 1991 and Recorded September 10, 1991, and within the same Deed, the said Robert W. Rutherford, Trustee, conveyed his interest in the subject property to Jake C. Brooks and wife, Cynthia Anne Brooks. For further source of title, see Deeds of record in Book 6257, page 163, Book 5470, page 124 and Book 5378, page 562, al of the Register's Office of Davidson County, Tennessee.

Subject to any and all matters of record and as shown on plat of record in Plat Book 2900, page 17; all of the Register's Office of Davidson County, Tennessee.

Improved property known as 311 Margo Lane, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2021 real property taxes which will be prorated at closing and assumed by the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HAND AND SIGNATURE on this 14 day of June, 2021.

Jake C. Brooks

Cynthia Anne Brooks

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jake C. Brooks and Cynthia Anne Brooks,** the within bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument (Warranty Deed), for the purposes therein contained.

WITNESS MY HAND AND SEAL, this 14 day of June, 2021.

My Commission Expires:

9-16-23

JANICE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-16-2023

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$331,900.00,** which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

SUBSCRIBED AND SWORN TO before me this 14 day of June, 2021.

Affiant

My Commission Expires:

9-16-23

JANICE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-16-2023

Notary Public

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022