Karen Johnson Davidson County
Batch# 663207 DEEDWARR
06/23/2021 12:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20210623-0084951

WARRANTY DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/17/2023
(AFFIX SEAL)

O-SB-CBB-21-5064

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Wesley Whitis and Harry Warren Whitis	New Owner	
(NAME)	(NAME)	**161-10-0A-112.00-CO**
5064 English Village Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACOB I. BROOKS AND KATHERINE BROOKS (F/K/A KATHERINE ROBBINS)**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT WESLEY WHITIS AND HARRY WARREN WHITIS, JOINT TENANCY WITH THE RIGHT OF SURVIVORSHIP** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 176 on the Plan of Villages of Brentwood, Phase Two of record in Subject to all matters shown on the Plan of record in Plat Book 6250, Page 169, as corrected by Surveyor's Certificate of Correction of record in Book 8484, Page 140, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jacob I. Brooks, unmarried and Katherine Robbins, unmarried, as tenants in common with the right of survivorship by Warranty deed from Ben P. Avery and Jenna L. Avery, husband and wife of record in Instrument No. 20160610-0058829 Register's Office for Davidson County, Tennessee, dated June 07, 2016 and recorded on June 10, 2016. Katherine Robbins having since married Jacob I. Brooks and now known as Katherine Brooks.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 169, as corrected by Surveyor's Certificate of Correction of record in Book 8484, Page 140, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, as amended in Book 6398, Page 495, Book 8507, Page 831, Book 6852, Page 497 and Book 7207, Page 251, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Villages of Brentwood Homeowner's Association, Inc., of record in Book 6158, Page 352 as amended in Book 7599, Page 714, Book 7925, Page 41, Book 7936, Page 332 and Book 8152, Page 927, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 6730, Page 508, Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 6897, Page 184, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **5064 English Village Dr, Nashville, Tennessee 37211**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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(s) this the 15 DAY OF JUNE, 2021.

Jacob I. Brooks

Katherine Brooks

STATE OF ~~TENNESSEE~~ NC
COUNTY OF ~~DAVIDSON~~ Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACOB I. BROOKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of June, 2021.

Chassity Shumaker
Notary Public
My Commission Expires: Oct. 28, 2023
(SEAL)

Chassity Shumaker
NOTARY PUBLIC
Iredell County, NC
My Commission Expires October 28, 2023

STATE OF ~~TENNESSEE~~ NC
COUNTY OF ~~DAVIDSON~~ Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE BROOKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of June, 2021.

Chassity Shumaker
Notary Public
My Commission Expires: Oct. 28, 2023
(SEAL)

Chassity Shumaker
NOTARY PUBLIC
Iredell County, NC
My Commission Expires October 28, 2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Jessica Gebhart** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

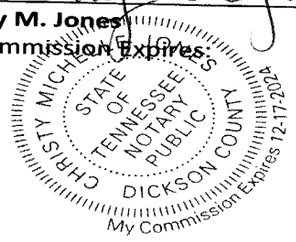
Jessica Gebhart
Jessica Gebhart

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy M. Jones** a notary public for this county and state **Jessica Gebhart** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy M Jones
Christy M. Jones
My Commission Expires:

SEAL



True Copy Certification

I, **Jessica Gebhart** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Gebhart

Jessica Gebhart

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy M. Jones** a notary public for this county and state **Jessica Gebhart** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy M Jones

Christy M. Jones
My Commission Expires:



SEAL