WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.11.21
(AFFIX SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-11-2021

J-SREI-21-313

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

Karen Johnson Davidson County
Batch# 676053 **DEEDWARR**
07/13/2021 03:28:18 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20210713-0094309

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Doug Brooks and Craig Roberts	**New Owner**	
(NAME)	(NAME)	
5030 Claude Dr.		**161-11-A-162.00CO**
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(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, **WILMA JEAN ISENBERG, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOUG BROOKS, A MARRIED MAN, AND CRAIG ROBERTS, A MARRIED MAN,** 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 Unit No. 162 on the Plan of Huntington Ridge Townhouses, a Planned Unit Development of record in Book 4675, Page 9, 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 part of the same property conveyed to Wilma Jean Isenberg by Quitclaim Deed from Wilma Jean Fitzgerald recorded February 8, 2016 in Instrument No. 20160208-0012166, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wilma Jean Fitzgerald, unmarried, by Warranty Deed from Michelle Bates, unmarried, recorded August 2, 2006 in Instrument No. 20060802-0094277, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 9700, Page 846, 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 4729, Page 687; amended in Book 4889, Page 905 and in Book 5394, Page 243, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7423, Page 762; amended in Instrument No. 200803240029069, Instrument No. 201103310024865, and in Instrument No. 201307240076332, in the Register's Office for Davidson County, Tennessee.
- Charter of Huntington Ridge Townhouse Homeowners Association of record in Book 4729, Page 682 and in Book 4890, Page 84, in the aforesaid Office.
- Stormwater Detention Agreements of record in Book 9732, Page 308; Book 9732, Page 551; Book 9775, Page 308; and in Book 11345, Page 59, in the Register's Office for Davidson County, Tennessee.
- Master Deed of Huntington Ridge Homeowners Association of record in Book 4529, Page 827, in the Register's Office for Davidson County, Tennessee.
- Dedication of Common Areas to HOA of record in Book 4742, Page 570, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20140902-0079897, in the Register's Office for Davidson County, Tennessee.
- Easements and restriction of record in Book 4499, Page 443, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **313 Huntington Ridge Drive, 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 s 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 9 DAY OF JULY, 2021.

Wilma Jean Isenberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILMA JEAN ISENBERG, 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 9th of July, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)



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