Karen Johnson Davidson County
Batch# 677124 DEEDWARR
07/15/2021 09:58:30 AM 4 pgs
Fees: $23.00 Taxes: $673.40
20210715-0095177

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Amrock, LLC 662 Woodward Ave. Detroit, MI 48226	Garland Lamar Brinkley 2641 Combs Dr. Nashville, TN 37207

Order Number: 70637623-D

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Mary Ann Brinkley, an unmarried woman,** for One Hundred Eighty-Two Thousand Dollars and 00/100 ($182,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Garland Lamar Brinkley, a married man,** whose address is 2641 Combs Dr., Nashville, TN 37207, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 63 on the Plan of Trinity Hills Village, Section One, Second Addition, as of record in Book 4175, Page 79, Register's Office for said county, described as follows:

Beginning at a point on the northerly margin of Combs Drive, the common corner of Lots 63 and 64, thence along said margin westerly 56.7 feet to a concrete monument, the beginning of a curve; thence around said curve having a radius of 25 feet northerwesterly 36.5 feet to a concrete monument in the easterly margin of Silas Drive; thence along said margin northerly 69.3 feet to a point, the common corner of Lots 62 and 63; thence along the common line between said Lots easterly 90.7 feet the common corner of Lots 62, 63 and 64; thence along the common line between said Lots 63 and 64 southerly 104.0 feet to the beginning.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 06013007300
Street address of property: 2641 Combs Dr., Nashville, TN 37207
Prior Instrument Reference by which Grantor(s) acquired title: Book 5781, Page 62 in the Recorder's Office, Davidson County, Tennessee.

Signed this 9th day of July, 2021.

Signature of Grantor(s):

Mary Ann Brinkley

Mary Ann Brinkley

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 9th day of July, 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Mary Ann Brinkley, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Erica Davis

Notary Public

ERICA DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

PCL 70637623DWAR01010203

202107150095177

Property Address: 2641 Combs Dr., Nashville, TN 37207
Tax Parcel: 06013007300

Oath of Consideration

Garland LaMar Berkley

I or we, Mary Ann Berkley, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $182,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 9th day of July, 2021.

Signatures of Affiant(s):

Garland LaMar Berkley
Mary Ann Berkley

ERICA DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Sworn and subscribed before me this 9th day of July, 2021

Erica Davis
Notary Public

PCL 70637623DWAR01010303

202107150095177

Tennessee Certification of Electronic Document

I, Susan Palmer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on _____ (date of document).

Affiant Signature

Susan Palmer

7/2/21

Date

State of MI

County of Wayne

Sworn to and subscribed before me this 2nd day of July, 2021

Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026