Warranty Deed

Karen Johnson Davidson County
Batch# 686603 **DEEDWARR**
07/29/2021 02:34:27 PM 2 pgs
Fees: $13.00 Taxes: $536.50

20210729-0102341

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00. .

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2021.

Notary Public

My commission expires: 3/3/25

YESENIA J. LOOR
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Pecan Valley Properties, LLC	New Owner(s)	069 12 0 002.00
4351 Pecan Valley Rd.		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PAUL LAWRENCE BROOKS MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PECAN VALLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point on the Northerly margin of the Ashland City Pike or Highway, 91 feet Easterly from the intersection of the Northerly margin of said Ashland City Pike and the Easterly boundary line of the property conveyed to Willie McCall and wife by deed from Noah W Cooper of record in Book 634, Page 284, Register's Office for Davidson County, Tennessee; thence with the Northerly margin of said Ashland City Pike, South 81 degrees 30' East 45.5 feet to a point; thence Northeastwardly 225 feet, more or less, to a point on the Southern boundary line of the property conveyed to Walkup; thence with the Southern boundary line of said Walkup property, North 71 degrees 10' West 45.5 feet to a point 91 feet Easterly from the Northeast corner of said McCall property; thence Southwestwardly 230 feet, more or less, to the beginning.

Being the same property conveyed to Paul Lawrence Brooks, by Quitclaim deed from Paul L. Brooks, of record in Instrument No. 20200317-0029601, in the Register's Office of Davidson County, Tennessee, dated on March 16, 2020 and recorded on March 17, 2020. Also see Scrivener's Affidavit of recorded in Instrument No. 20200812-0089541, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Paul L. Brooks, an unmarried man, by Warranty deed from James H. Cook, a married man, of record in Instrument No. 20141110-0103467, in the Register's Office of Davidson County, Tennessee, dated on November 06, 2014 and recorded on November 10, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-SRH-21-3817

The address of the herein described property is believed to be 3817 Ashland City Highway, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of July, 2021.

Paul Lawrence Brooks

~~**Jasmine Brooks**~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 23rd day of July, 2021.

Notary Public

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Jasmine Brooks, spouse of **Paul Lawrence Brooks** joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Jasmine Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 23rd day of July, 2021.

Notary Public

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025