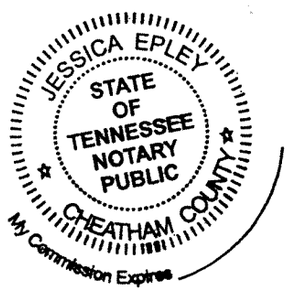
Karen Johnson Davidson County
Batch# 695697 DEEDWARR
08/12/2021 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20210812-0108666



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this 10 day of August, 2021.

Jessica Eply
Notary Public

My commission expires:
8/6/23

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Doug Brooks **Emory Martin**	New Owner	**14815010100**
4732 Arapaho Bend		
Nashville, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 4732 Arapaho Bend Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Doug Brooks and Emory Martin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 50, Plat of Apache Hills, Section 5, Page 2, of record in Plat Book 5050, Page 39, register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Adams, Trustee of The 4732 Arapaho Bend Trust, by Warranty Deed from Stephen R. Shouse and Lora J. Shouse, husband and wife, dated June 14, 2021, of record in Instrument No. 20210615-0080850, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Stephen R. Shouse and wife, Lors J. Shouse, by Warranty Deed from B&W Investment, dated November 8, 1984, of record in Book 6424, Page 30, corrected in Book 6466, Page 905, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 4732 Arapaho Bend, Nashville, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

_____ Date: 8-10-21

The 4732 Arapaho Bend Trust
BY BRANDON ADAMS, TRUSTEE

STATE OF ~~Davidson~~ TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 4732 Arapaho Bend Trust and that he is authorized by The 4732 Arapaho Bend Trust to execute this instrument on its behalf.

Witness my hand this 10 day of ~~June~~ August, 2021.

Jessica Epley
Notary Public

My commission expires: 8/6/23

JESSICA EPLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

Certificate of Authenticity

I, Samantha Smith, 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

8/10/21.
Date

Affiant Signature

8/10/21
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 10 day of August, 2021.

Jessica Epley
Notary's Signature

My Commission Expires: 8/6/23
Date

Notary's Seal (if on paper)

