WARRANTY DEED

Karen Johnson Davidson County
Batch# 696549 **DEEDWARR**
08/12/2021 04:01:53 PM 2 pgs
Fees: $13.00 Taxes: $730.75

20210812-0109232

LR-BRC-21-1726

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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)
Elijah Brooks	**New Owner**	
(NAME) **103 Marshal Greene Circle**	(NAME)	**080-04-0-053.00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(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, **MITCHELL W. HARPER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIJAH BROOKS, SINGLE,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described to-wit:

Being parts of Lots Nos. 1 and 2 of Block No. 2 on the Map showing G. T. Sheegog's Subdivision at Bordeau, as of record in Plat Book 421, page 191, Register's Office for said County, being Lot No. 4 and part of Lot No. 3 on the unrecorded plan of the resubdivision of Lots Nos. 1 to 8 inclusive of Block No. 2 in G. T. Sheegog's Subdivision, described as follows:

Beginning in the center of Asylum Road at a point South 36 1/2 degrees West 140 feet from the intersection of the center line of said Road and the center line of Doak Avenue, being the corner of lots Nos. 2 and 3, being also the corner of part of lot No. 2 conveyed to Maybelle S. Massey by Marvin K. Barry, Trustee, by deed of record in book 2103, page 490, said Register's Office; thence with the line between said two lots and Massey's line Southwestwardly 150 feet, more or less, to a point 100 feet Northwestwardly from another corner of lots Nos. 2 and 3; thence South 36 1/2 degrees West 50 feet to a point in the line between lots Nos. 3 and 4; thence with the line between said two lots Southwestwardly 100 feet to the corner of lots Nos. 3 and 4; thence South 36 1/2 degrees West 50 feet to the corner of lots Nos. 4 and 5; thence with the line between said two lots Northwestwardly 250 feet, more or less, to the center of Asylum Road; thence North 36 1/2 degrees East 100 feet to the beginning.

Said part of lot No. 3 of premises being the same real property conveyed to Maggie a. Shockley by Charlie E. Shockley, Trustee, by deed dated January 21, 1947, filed January 24. 1947, and recorded in Book 1449, page 251, said Register's Office, and said lot No. 4 of premises being the same real property conveyed to Margaret L. Shockley by Martie C. Zapp by deed dated May 4, 1946, filed May 6, 1946, and recorded in Book 1389, page 182, said Register's Office, the said Maggie A. Shockley and Margaret L. Shockley being one and the same person.

Included in said legal description but Excluded herein is the tract conveyed to Emma Tidwell in Book 4126, page 492, said Register's Office.

Being the same property conveyed to Craig Harper by Warranty Deed from Eleanor M. Swan, M. Ruth Waller and Katherine E. Preuett of record in Instrument No. 20050118-0005598, Register's Office for Davidson County, Tennessee, dated January 06, 2005 and recorded on January 18, 2005. The said Craig Harper, also known as Ronald Craig Harper, died intestate, unmarried, and without issue on April 24, 2019, and his estate was administered under Docket No.19P-873 in the Probate Court for Davidson County, Tennessee. Pursuant to the laws of intestate succession in the State of Tennessee, his interest in the subject property vested in his nephew, Mitchell W. Harper, as further evidenced by Affidavit As To Heirs of Ronald Craig Harper, of record

in Instrument No. 20200819-0093064 and Instrument Number 20210204-0016033, Register's Office for Davidson County, Tennessee.

Subject property is not now, nor, has it ever been the principle residence of the Grantor(s) and/or the Grantor's spouse.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 191, 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: **1726 County Hospital Rd, Nashville, Tennessee 37218**.

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 9th DAY OF AUGUST, 2021.

Mitchell W. Harper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITCHELL W. HARPER, 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 August, 2021.

Notary Public
My Commission Expires: 7-7-25
(SEAL)

JAMES CLIFFORD HELMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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