Karen Johnson Davidson County
Batch# 711164 DEEDWARR
09/07/2021 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210907-0119840

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215566

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $335,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 1st day of September, 2021.

Notary Public
My Commission Expires: _____

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 1st day of September, 2021, among:

WILLIAM & HARRY LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ZACHARY BROOKES, A SINGLE MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 430 on the Plan of Lenox Village, Phase Seven of record in Plat at Instrument No. 20051028-0130418, 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 the same property conveyed to Bret Robbe, unmarried and Patricia Rappa, unmarried by Warranty deed from Ryan S. Garrett and Stephanie R. Garrett, husband and wife of record in Instrument No. 20160712-0071215 Register's Office for Davidson County, Tennessee, dated July 07, 2016 and recorded on July 12, 2016.

Being the same property conveyed to William & Harry LLC, a Tennessee limited liability company by Quitclaim deed from Bret Robbe, unmarried and Patricia Rappa, unmarried of record in Instrument No. 20180409-0032874 Register's Office for Davidson County, Tennessee, dated March 15, 2018 and recorded on April 09, 2018.

Being also known as 9036 Rigden Mill Dr Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

William & Harry LLC

BY:_____
Bret Robbe, Member

BY:_____
Patricia Rappa, Member

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared, **Brett Robbe and Patricia Rappa**, the **Members** of **William & Harry, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be duly authorized by **William & Harry, LLC**, the within named bargainor, and that he/she being so authorized executed the foregoing instrument for the purposes therein contained, by personally signing the name of the **William & Harry, LLC**, by himself/herself as its **Members.**

Witness my hand and official seal this 1st day of September, 2021.

_____
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Zachary Brookes
Address: 9036 Rigden Mill Dr
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: New owner
Address: _____
City, State, Zip: _____

Tax ID: 173-09-0A-531.00-CO

Certificate of Authenticity

I, **Joshua A. Terry**, 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 9/1/21.

Affiant Signature

9/2/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/2/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON