Karen Johnson Davidson County
Batch# 728985 DEEDWARR
10/01/2021 02:34:30 PM 4 pgs
Fees: $23.00 Taxes: $2,386.50
20211001-0132535



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $645,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2021.

Notary Public

My commission expires: 06-02-25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brenda Marcela Serna Trevino	SAME AS NEW OWNER	**172-01-0A-029.00-CO**
37 Nickleby Down		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Shai A. Littlejohn, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Brenda Marcela Serna Trevino and Juan Manuel Leal Trevino, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Copperfield of record in Plat Book 6900, Page (s) 555 through 559, inclusive, 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 Shai A. Littlejohn, an unmarried woman by Warranty deed from Jeffrey F. Rooks and Laura E. Sircy, husband and wife of record in Instrument No. 20170302-0020644 Register's Office for Davidson County, Tennessee.

John Spencer Goolsby, spouse of Shai A. Littlejohn, joins in this conveyance to convey any and all marital interest he may have in subject property.

This is improved property known as **37 Nickleby Down, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of September, 2021.

Shai A. Littlejohn

Shai A. Littlejohn

STATE OF Texas
COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Shai A. Littlejohn, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of September, 2021.

Bill C. Littlejohn

Notary Public
My Commission Expires: 1/20/23

BILL C. LITTLEJOHN
Notary ID #130082612
My Commission Expires
January 20, 2023

Solomon Parks, File No. 21-000396-52

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of September, 2021.

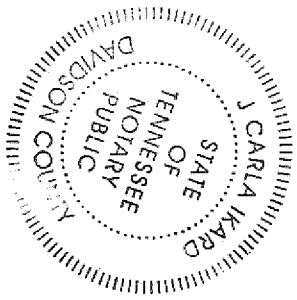
John Spencer Goolsby

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, John Spencer Goolsby, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of September, 2021.

Notary Public
My Commission Expires: 1-3-23



Tennessee Certification of Electronic Document

I, Andrew Suzor, 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 September 28, 2021 (date of document).

Affiant Signature

September 30, 2021
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 30TH day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

