Karen Johnson Davidson County
Batch# 729356 DEEDWARR
10/04/2021 12:02:11 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20211004-0133134

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 21-130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Maggie Marie Hooks	Maggie Marie Hooks	142-07-0D-221.00-CO and
(NAME)	(NAME)	
221 Wynbrook Ct.	221 Wynbrook Ct.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN And No/100 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,KIMBELY N. BRUECK, TRUSTEE, FOR THE KIMBERLY N. BRUECK REVOCABLE LIVING TRUST DATED MARCH 11, 2020, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAGGIE MARIE HOOKS, unmarried HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 221 of Wynbrook Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7285, Page 918, and as amended in Book 7507, Page 271, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat

Return to:
Rudy Title and Escrow, LLC
3612 21st Avenue South
Nashville, TN 37212
File #: JM PR 21 221

of Wynbrook Condominiums, as shown. on the Exhibit "C" to the Amendment to the Master Deed, of record in Book 7507, Page 271, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kimberly N. Brueck, unmarried, by Warranty Deed dated January 19, 1995, from Janis G. Wade, unmarried, recorded in Book 9574, Page 621, Register's Office of Davidson County, Tennessee.

The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws of Wynbrook Homeowner's Association, Inc., of record in Book 7285, Page 957, Register's Office for Davidson County, Tennessee, for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed, as of record aforementioned, establishing a Horizontal Property Regime of Wynbrook Condominiums; restrictive covenants of record in Book 6519, page 458, in Book 6529, Page 560, and in Book 7550, Page 809, said Register's Office; easements and setback lines, if any, as set forth on the above plan of record.

Being the same property conveyed to Kimberly N. Brueck, Trustee, Kimberly N. Brueck Revocable Living Trust dated March 11,2020 by Kimberly N. Brueck in an instrument dated March 11, 2020 and recorded March 13, 2020 in Instrument No. 20200313-0028085, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 221 Wynbrook Ct., Nashville, TN 37221

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that the Kimberly N. Brueck Revocable Living Trust dated March 11, 2020, is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind the Kimberly N. Brueck Revocable Living Trust dated March 11, 2020, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 29 day of September, 2021.

Kimberly N. Brueck Revocable Living Trust dated March 11, 2020

Kimberly N. Brueck, Trustee

STATE OF KENTUCKY

COUNTY OF McCracken

On this the 29 day of September, 2021, before me, personally appeared Kimberly N. Brueck as Trustee for the Kimberly N. Brueck Revocable Living Trust dated March 11, 2020, to me knownto be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same as her free act and deed.

Witness my hand and seal, at office in 2021, this 29th day of September

ID# 614545
Notary Public

Printed Name: Amy Burnett

My Commission Expires: 2/2/23