Karen Johnson Davidson County
Batch# 733390 DEEDWARR
10/11/2021 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $939.80
20211011-0136031

WARRANTY DEED

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 04/23/2025

Crystal Johnson State of Tennessee Notary Public Sumner County

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Top R and A Development	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 1003 West McKennie Ave	(NAME) "	082-08-0-082.00
(ADDRESS) Nashville TN 37206	(ADDRESS) "	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **David Brooks, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Top R and A Development ,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in Davidson County, Tennessee, being the northerly thirty feet of Lot No. 23 in Bransford Realty Company's Subdivision of the McWhirter Tract and the Love McFerrin Tract, the Plan of which is of record in Book 421, page 52, of the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 23 fronts 30 feet on the west side of Ninth Street and extends back westerly between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Edna Weakley Brooks by Quit Claim deed from John L. Chambers of record in Book 5262, page 0004, Register's Office for Davidson County, Tennessee, dated March 10, 1978 and recorded on March 10, 1978. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to David Brooks by Quit Claim deed from Mary Armstrong as Executrix for the Estate of Edna Brooks Crawley (formerly Edna Weakley Brooks) of record in Book 11073, page 821, Register's Office for Davidson County, Tennessee, dated August 14, 1998 and recorded on August 19, 1998. (Value or consideration shown in aforementioned deed $0.00.)

Grantor warrants that the above described property was never his primary residence, and was used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 704 N 9th St. Nashville, TN 37206
(House Number) (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 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 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 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.

Witness my hand this 6th day of October, 2021.

David Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **David Brooks** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of October, 2021.

Jacqueline G Brown
Notary Public
My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 10/6/2021 (date of document).

Affiant Signature

10/7/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 7 day of Oct., 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County