NEW OWNER:
TERRANCE BROOKS
5822 MONROE CROSSING BOULEVARD
ANTIOCH, TN 37013

SEND TAX BILLS TO:

New owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1445

Map & Parcel
163160A051.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 740274 **DEEDWARR**
10/20/2021 12:27:27 PM 3 pgs
Fees: $18.00 Taxes: $869.50



20211020-0140900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-Five Thousand and 00/100 Dollars ($235,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LISA L. MENDEZ HOY, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **TERRANCE BROOKS,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 151, on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 20031119-0618785 – Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to LISA L. MENDEZ, unmarried, by Warranty Deed from Kristopher B. Wright and wife, Kari Ann Wright, dated July 28, 2006, and of record in Instrument No. 20060731-0092275, Register's Office for DAVIDSON County, Tennessee. Lisa L. Mendez is now known as Lisa L. Hoy.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **5822 MONROE CROSSING BOULEVARD, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20031119-0618785, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 15th day of October, 2021.

LISA L. MENDEZ HOY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LISA L. MENDEZ HOY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of October, 2021.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES OCT 19, 2025

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The actual consideration or value, whichever is greater, for this transfer is **$235,000.00**.

Lakin Singleton
AFFIANT

Sworn to and subscribed to before me this 15 day of October, 2021.

NOTARY PUBLIC

My commission expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County