Karen Johnson Davidson County
Batch# 760116 DEEDWARR
11/23/2021 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20211123-0155589

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/21/25
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $460,000.00.

Affiant

Subscribed and sworn before me this the 15th day of November, 2021.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cassandra R. Brooks 2547 Woodberry Drive Nashville, TN 37214	Same	095-12-0 056.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RANDALL SHOEMAKER, A SINGLE PERSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CASSANDRA R. BROOKS, A MARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the plan of Woodberry Park, as shown on plat of record in Plat Book 2133, Page 117, 118, and 119, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Randall Shoemaker, a single person, by deed dated 08/05/2019, from Savannah Reed, a single person, of record in Instrument No. 20190807-0078700, Register's Office for said County.

Also being the same property conveyed to Randall M. Shoemaker, Savannah M. Reed, tenants in common, by deed dated 06/27/2019, from Cynthia Franzoy, single, of record in Instrument No. 20190628-0062865, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2547 Woodberry Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

RS

Witness my hand this the 15th day of November, 2021.

Randall Shoemaker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Randall Shoemaker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of November, 2021.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202111230155589

Certificate of Authenticity

I, A Scott Hubbard, 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 11/15/21.

Date

A. Scott Hubbard

Affiant Signature

11/17/21

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 17th day of Nov, 2021.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON