WARRANTY DEED

Karen Johnson Davidson County
Batch# 764423 DEEDWARR
12/01/2021 12:28:28 PM 2 pgs
Fees: $13.00 Taxes: $995.30

20211201-0158806

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 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
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hamm & Jones Enterprises, LLC	NEW OWNER	15001001500
(NAME)	(NAME)	
1010 Morgans Landing Court		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Carolyn Brooks,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hamm & Jones Enterprises, LLC,** hereinafter called the GRANTEES, their 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 Lot No. 214 on the Plan of Edge-O-Lake, Section 1, of record in Plat Book 3600, Page 43, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 214 fronts 80 feet on the northerly side of Priest Lake Drive and extends back 97.84 feet on the westerly line and 161.23 feet on the easterly line, which is a broken line, to a dead line in the rear on which it measures 101.03 feet.

Being the same property conveyed to George Brooks and wife, Carolyn Brooks, by deed of record in Instrument No. 20050302-0022985, Register's Office for Davidson County, Tennessee. George Brooks having since died.

unimproved ☐

This is improved ☑ property, known as 2718 Priest Lake Drive, Nashville, TN 37217
(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.

This conveyance is further subject to (1) Plat of record in Book 3600, Page 43, said R.O., (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and 6) other matters of public record..

Return to:
Title and Escrow, LLC
[illegible] 37212
LR-BR-21-2718

Witness my/our hands this 23rd day of November, 2021.

Carolyn Brooks

Carolyn Brooks

State of Tennessee
County of Davidson

Personally appeared before me Carolyn Brooks, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of November, 2021.

Notary Public
My Commission Expires: _____

File No.: 16037

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022