Ret. for.

Advantage Title & Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 #16041

Karen Johnson Davidson County
Batch# 767761 DEEDWARR
12/06/2021 09:34:49 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20211206-0161188

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211138224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

x Carolyn Brooks
Affiant

Subscribed and sworn to before me, this 23rd day of November, 2021.

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

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carolyn W. Brooks 2201 Crescent Valley Lane Hermitage TN 37076	~~New Owner~~ Regions Bank 2050 Parkway office circle Birmingham AL 35244	Tax Parcel ID No. 064-16-0D-137.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jacob Daniel Dorn and Amber L. Dorn, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Carolyn W. Brooks,*** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*Unmarried

Land in Davidson County, Tennessee, being Lot(s) 295, as shown on the map entitled Section Three Truxton Park, of record in Instrument No. 20011024-0116272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JACOB DANIEL DORN and AMBER L. DORN, husband and wife, by deed from RETAIL BUILDERS, INC., of record in Instrument No. 20160926-0101374 , dated September 23, 2016 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 064-16-0D-137.00 CO.

Matters shown on the Plan of record in Instrument No. 20011024-0116272, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20001011-0100896, Instrument No. 20001030-0107559 and in Instrument No. 20020123-0009419, said Register's Office.

By-Laws of record in Instrument No. 20001101-0108604, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20000824-0083612, said Register's Office.

This is improved property located at 2201 Crescent Valley Lane Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of November, 2021.

Jacob Daniel Dorn

Amber L. Dorn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jacob Daniel Dorn and Amber L. Dorn, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 2021.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

My Commission Expires: _____