Karen Johnson Davidson County
Batch# 768538 DEEDWARR
12/06/2021 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $448.63
20211206-0161515

WARRANTY DEED

W-PM-21-01613

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kimberly Smith and Robert Smith	**New Owner**	
(NAME) **4151 Brick Church Pike**	(NAME)	**071-09-0-024.00**
(ADDRESS) **Whites Creek, TN 37189**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES BROOKS, AS A 1/4 INTEREST OF THE ESTATE OF HELEN BROOKS AND MARIO BROOKS, AS TO A 1/4 INTEREST OF THE ESTATE OF HELEN BROOKS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIMBERLY SMITH AND ROBERT SMITH, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 13 on the Plan of Section II, Haynes Meade, of record in Book 2854, Page 136, Register's Office for said County.

Said Lot No. 13 fronts 100 feet on the Northeasterly side of Haynes Meade Circle and runs back 165 feet on the Northwesterly line and 148.4 feet on the Southerly line to a dead line in the rear measuring 165 feet thereon.

Being the same property conveyed to James E. Brooks and wife, Helen Brooks, by Warranty Deed from Walter Young and wife, Era G. Young, recorded in Book 3316, page 429, Register's Office for Davidson County, Tennessee. The said James E. Brooks having predeceased Helen Brooks, leaving her as the surviving tenant by the entirety.

Being the same property conveyed to Helen Brooks from James E. Brooks by will dated June 12, 1961 and probated on August 16, 1982. Recorded in Will Book 140, Page 127, Probate Court of Davidson County, Tennessee and in Book 11355, Page 233 Register's Office for Davidson County, Tennessee.

Helen Brooks having since died intestate on May 17, 2010 leaving as her heirs at law, at the following ratios, Jenice Carmeka Brooks (50%), James Brooks (25%), and Mario Brooks (25%), as evidenced by affidavit of heirship of record in instrument # 20210319-0036722 Register's Office for Davidson County, Tennessee.

Jenice Carmeka Brooks died October 1, 2020 and her estate was admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee under Docket No. 20P-2025. Peggy Mathes was appointed to serve as Administratrix, c.t.a. of said estate in her capacity as Public Administrator for Metropolitan Nashville and Davidson County, Tennessee, and executed this instrument, in such capacity, for the purpose of conveying the one-half (1/2) interest in said property held by Jenice Carmeka Brooks.

This instrument has been executed by Tequila Brooks in her capacity as attorney in fact for both James Brooks and Mario Brooks, as evidenced by the Limited Powers of Attorney of record in Instrument No. 202112060161513 and -202112060161514

This instrument is being executed and recorded simultaneously with Administrator's Deed to the herein listed Grantees from Peggy D. Mathes, Administrator of the Estate of Jenice Carmeka Brooks, as to the estate 50% interest.

This conveyance is subject to:

- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Book 2854, Page 136, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1613 Haynes Meade Circle, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF NOVEMBER, 2021.

James Brooks by Tequila Brooks Attorney in fact
James Brooks by Tequila Brooks
Attorney in Fact

Mario Brooks by Tequila Brooks Attorney in fact
Mario Brooks by Tequila Brooks
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TEQUILA BROOKS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES BROOKS AND MARIO BROOKS, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES BROOKS AND MARIO BROOKS.
Witness my hand and official seal, this the 15th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TEPPELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08/09/2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kara Wall, 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 of document).

Affiant Signature

Date 11/29/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

