Karen Johnson Davidson County
Batch# 775882 DEEDWARR
12/17/2021 10:55:35 AM 2 pgs
Fees: $13.00 Taxes: $742.92
20211217-0167143

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Belinda Brooks
422 Hunters Lane
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:

064-12-0A-422.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Virginia J. Sexton,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Belinda Brooks,** unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, Unit No. 422, Fox Run Second Revision - Part of Section 2 and First Revision - Part of Section 1, on the Plan of record in Plat Book 6250, Page 118, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Virginia J. Sexton by Quitclaim deed from JoAnn Brooks of record in Instrument No. 20200409-0037796 Register's Office for Davidson County, Tennessee, dated April 06, 2020 and recorded on April 09, 2020.

Being also known as 422 Hunters Lane Hermitage, Tennessee 37076.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all applicable government and zoning regulations.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **422 Hunters Lane Hermitage, TN 37076.**

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.

Witness our hands this 14th day of December, 2021.

Virginia J. Sexton

Virginia J. Sexton

STATE OF ~~Tennessee~~ Alabama
COUNTY OF ~~Davidson~~ Tuscaloosa

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Virginia J. Sexton, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of December, 2021.

NOTARY PUBLIC

STEVE CHANNELL
My Commission Expires
NOTARY PUBLIC
11-27-2022
TUSCALOOSA COUNTY, ALABAMA STATE AT LARGE

My Commission Expires: 11-27-22

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $200,789.57.

Belinda J. Brooks
AFFIANT

Subscribed and sworn to before me this 14th day of December, 2021.

Jodie D Pelley
NOTARY PUBLIC

My Commission Expires: 10/20/2024

JODIE D. PELLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY