Karen Johnson Davidson County
Batch# 781734 DEEDWARR
12/30/2021 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,811.51
20211230-0171625

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $489,596.00.00.

Affiant

Subscribed and sworn to before me, this 20 day of DECEMBER, 2021.

Notary Public
My commission expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
BRENT R. BROCKWAY 2284 Stanislaus Court Santa Rosa, CA 95401	New Owner	110030A01000CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DORRANCE W. NICHOLS, II and wife, VALERIE M. NICHOLS,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to **BRENT R. BROCKWAY and KELLY I. BROCKWAY, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEING LOT NO. 10, ON THE PLAN OF FINAL PLAT, PHASE I, LAKESIDE MEADOWS, OF RECORD IN INSTRUMENT NO.20080331-0031829, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DORRANCE W. NICHOLS, II AND WIFE, VALERIE M. NICHOLC BY DEED FROM FRANK BATSON HOMES, INC. DATED JULY 29, 2011, RECORD AUGUST 1, 2011, OF RECORD IN INSTRUMENT NO. 20110801-0058698, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is improved property known as 2529 HESSEY PASS, MOUNT JULIET, TN 37122.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 herself, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 20th day of DECEMBER, 2021.

DORRANCE W. NICHOLS, II

VALERIE M. NICHOLS

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORRANCE W. NICHOLS, II and VALERIE M. NICHOLS, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 20th day of DECEMBER, 2021.

Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
(SEAL)
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Joshua A. Terry, 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 12/20/21.

Affiant Signature

12/23/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/23/21.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON