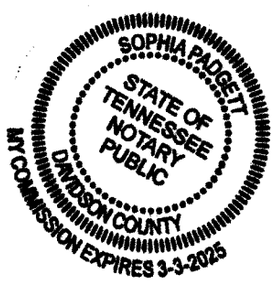
Karen Johnson Davidson County
Batch# 783460 DEEDWARR
01/03/2022 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $812.15
20220103-0000828



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $219,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of December, 2021.

Notary Public

My commission expires:
3-3-2025

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shauna W. Brooks	**NEW OWNER**	**143030A01300CO**
133 Cheek Road		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 6913 Highland Park Dr. Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shauna W. Brooks

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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit D-3 and Carport D-3, Phase Two Harpeth Glen Condominium Apartments, a Horizontal Property Regime, as shown on the plat of Phase Two, Harpeth Glen Condominiums Apartments, recorded in Plat book 4460, Page 99, said Register's Office, and described in a Master Deed recorded in Book 4546, Page 658, amended in Book 4630, Page 504, Book 7538, Page 346, Book 8017, Page 310, and Book 9797, Page 493, said Register;s Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Harpeth Glen Condominiums Apartments contained in the Master Deed and By-Laws Appended thereto, recorded in Book 4546, Page 658, amended in Book 4630, Page 504, Book 7538, Page 346, Book 8017, Page 310, Book 9797, Page 493, register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Brandon Adams, Trustee of The 6913 Highland Park Dr. Trust, by Warranty Deed from Gwynne K. Simmons, unmarried, dated November 10, 2021, of record in Instrument No. 20211117-0153251, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Gwynne K. Simmons, an unmarried person, by Warranty Deed from James M. Crowson and wife, Martha C. Crowson, dated September 14, 1999, of record in Book 11664, Pages 692, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 6913 Highland Park Drive, Nashville, TN 37205.

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 in 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.

_____ Date: 12-22-21

The 6913Highland Park Dr Trust
BY BRANDON ADAMS, TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF THE 6913 HIGHLAND PARK DR TRUST and that he is authorized by THE 6913 HIGHLAND PARK DR TRUST to execute this instrument on its behalf.

Witness my hand this 22 day of **December , 2021.**

Sophia Padgett
Notary Public

My commission expires: 3-3-2025

SOPHIA PADGETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

DISBURSEMENT REQUEST FORM

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/22/2021 (date of document).

Jennifer Russell
Affiant Signature

12-28-2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28th day of December, 2021.

Debra Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

