Karen Johnson Davidson County
Batch# 785947 DEEDWARR
01/10/2022 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.29
20220110-0002770

WARRANTY DEED

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. AT-21-1761

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,943.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2021

Notary Public

MY COMMISSION EXPIRES: 9/20/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allyson M. Wiggins and James Wiggins	American Pacific Mortgage Corp	
(NAME)	(NAME)	
305 Aurora Avenue	3000 Lava Ridge Ct., Ste. 200	034-14-0-024.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Doug Brooks, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allyson M. Wiggins and James Wiggins, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 on the Plan of Stanley Heights as of record in Book 3300, page 74 Register's Office for Davidson County, Tennessee. to which plat reference is hereby made from a more complete description.

Being the same property conveyed to Shemika Perkins by Warranty deed from Gwyn Thomas Griffin of record in Instrument No. 20161213-0130753 Register's Office for Davidson County, Tennessee, dated December 09, 2016 and recorded on December 13, 2016.

Being the same property conveyed to Music City Financial, LLC by Warranty deed from Shemika Perkins of record in Instrument No. 20210429-0057862 Register's Office for Davidson County, Tennessee, dated April 27, 2021 and recorded on April 29, 2021.

Being the same property conveyed to Doug Brooks, a married man by Warranty deed from Music City Financial, LLC of record in Instrument No. 20210430-0058392 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on April 27, 2021.

This was not a martial residence.

Being also known as 305 Aurora Avenue Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 29th day of December, 2021.

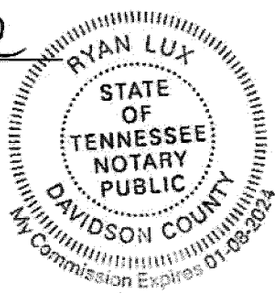
Doug Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 2021, before me personally appeared Doug Brooks, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of December, 2021.

Notary Signature
My commission expires:



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 30, 2021.

J. Carlton Drumwright

December 30, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 30, 2021.

Notary

My Commission Expires: 12/18/22

