Karen Johnson Davidson County
Batch# 798035 DEEDWARR
02/01/2022 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220201-0011404

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

DIANA K GAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LR-EXP-21-1906

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)
Cheyenne O'Brien	New Owner	
(NAME) **1906 Hailey Ave**	(NAME)	**081-01-0-027.00**
(ADDRESS) **Nashville, TN 37218**	(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, **ELIJAH BROOKS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHEYENNE O'BRIEN, SINGLE WOMAN,** 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:

Tract 1:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being the Southwesterly part of Lot No. 55 on the map of Haley's Subdivision, of part of Block 5, in G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, page 155, Register's Office for Davidson County, Tennessee, Being Lots Nos. 27 and 29 of block "A" on the Revised Plan of Haley's Subdivision of said Block 5 in G. T. Sheegog's Subdivision, not of record , described according to a survey made by Blanchard and Parrish, Engineers, May 2, 1941, as follows:

Beginning on the Southeasterly margin of Haley Avenue at a point 315.8 feet, more or less, Southwest of the Westerly margin of River Drive, said point being the corner of Lots Nos. 28 and 29 on said unrecorded plan; thence with the line between said two lots Southeastwardly 151.4 feet to the Northwesterly line of Lot No. 38 on said Haley's original subdivision; thence with said line Southwestwardly 50 feet to the corner of Lots No. 26 and 27; thence with the line between said two lots Northwesterly 152.6 feet to the Southeasterly margin of Haley Avenue; thence with said avenue, Northeastwardly 50 feet to the beginning.

Tract 2:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:
Being the Northeasterly part of Lot No. 56 on the Map of Haley's Subdivision of part of Block 5 in G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, Page 155, Register's Office for Davidson County, Tennessee, being the Northeasterly 5 feet of Lot No. 26 of Block "A" on the unregistered plan of Haley's Subdivision part of Block 5 in G. T. Sheegog's Subdivision, not of record, described according to a survey made by Blanchard and Parrish, Engineers, May 2, 1941 as follows:

Beginning on the Southeasterly margin of Haley Avenue at the Southwest corner of the property conveyed to E. J. Putman (Book 1172, Page 303, RODCT), being the corner of Lots Nos. 26 and 27; thence with the line between said two lots Southeastwardly 152.6 feet; thence Southwestwardly 5 feet; thence Northwestwardly 152.6 feet, more or less, to the Southeasterly margin of Haley Avenue; thence with said Avenue Northeastwardly 5 feet to the beginning.

Being the same property conveyed to Elijah Brooks by Warranty deed from Pearl Development, LLC of record in Instrument No. 20210702-0090163 Register's Office for Davidson County, Tennessee, dated June 29, 2021 and recorded on July 02, 2021.

This conveyance is subject to:

- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 155, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1166, Page 460, in the 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: **1906 Hailey Ave, Nashville, Tennessee 37218**.

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 18th DAY OF JANUARY, 2022.

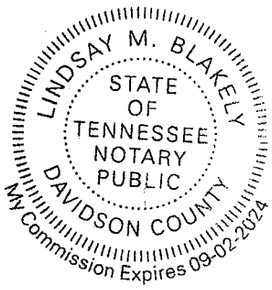
Elijah B.
Elijah Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of January, 2022.

LRBerkeley
Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1-18-22.

Affiant Signature

1-21-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 21 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY