WARRANTY DEED

Karen Johnson Davidson County
Batch# 818101 DEEDWARR
03/09/2022 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,496.58
20220309-0026941

File No. AT-22-2036

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $674,751.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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
Kaitlin McManus	Kaitlin McManus	
(NAME)	(NAME)	
3825 Burrus Street	3825 Burrus Street	061-14-0-101.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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 and Emory Martin, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaitlin McManus, a single woman,** 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:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Baxter Heights Subdivision, of record in Book 2083, Page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to H.E Patterson and wife Fannie Mai Patterson by Warranty deed from Holland E. Patterson, Jr., and wife Elna M. Patterson of record in Book 4132, page 97, Register's Office for Davidson County, Tennessee, dated May 16, 1967 and recorded on May 16, 1967. The said H.E. Patterson having died on or about July, 1968, leaving Fannie Mai Patterson as surviving tenant by the entirety.

Being the same property conveyed to Holland E. Patterson, Jr., and wife Elna M. Patterson by Quitclaim deed from Fannie Mai Patterson of record in Book 4873, page 716, Register's Office for Davidson County, Tennessee, dated November 23, 1974 and recorded on November 23, 1974. The said Holland E. Patterson, Jr. having died on or about March 11, 2006, leaving Elna M. Patterson as surviving tenant by the entirety.

Being the same property conveyed to Elna M. Patterson, unmarried, and Gayle P. Mitchell, unmarried, as tenants-in-common with the right of survivorship by Quitclaim deed from Elna M. Patterson, unmarried of record in Instrument No. 20110414-0028751 Register's Office for Davidson County, Tennessee, dated April 13, 2011 and recorded on April 14, 2011. The said Elna M. Patterson having died on or about December 28, 2017.

Being the same property conveyed to Doug Brooks an undivided 1/2 interest and Emory Martin, an undivided 1/2 interest, as tenants in common by Warranty deed from Gayle P. Mitchell, an unmarried woman of record in Instrument No. 20210908-0120300 Register's Office for Davidson County, Tennessee, dated September 02, 2021 and recorded on September 08, 2021.

This was not a martial residence.

Being also known as 3825 Burrus Street Nashville, Tennessee 37216.

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 14th day of February, 2022.

Doug Brooks

Emory Martin

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 14th day of February, 2022, before me personally appeared Doug Brooks and Emory Martin, 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 14th day of February, 2022.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
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 2-14-22.

Affiant Signature

2-28-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2-28-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON