WARRANTY DEED

Karen Johnson Davidson County
Batch# 832164 DEEDWARR
03/31/2022 09:56:51 AM 2 pgs
Fees: $13.00 Taxes: $2,512.30

20220331-0037309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $679,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 10-23-2023

THIS INSTRUMENT WAS PREPARED BY
Royal Title and Escrow, 1536 Rock Springs Rd. Suite A, Smyrna, TN 37167

File No.: 1045

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Taylor Brooks and Geoffrey Brooks	Rocket Mortgage	091-13-1R-002.00-CO
(NAME)	(NAME)	
502 Croley Dr Unit B	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Detroit MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Seventy-Nine Thousand And No/100 Dollars ($679,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EMBORO, LLC, A LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEOFFREY BROOKS AND TAYLOR K. BROOKS, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit B of 502 Croley Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Master Deed Establishing Horizontal Property Regime for 502 Croley Drive, of record as Master Deed Instrument No. 20201029-0125465, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 502 Croley Drive, a Horizontal Property Regime with Private Elements contained in said Master Deed, the plat filed as Exhibit "B" to said Master Deed in Instrument No. 20201029-0125465, and By-Laws appended thereto as Exhibit "C", both in said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Emboro, LLC, a Limited Liability Company by Warranty deed from Kristine Phillips and Kathryn Rowse, Administrators of Estate of Kevin M. Rowse of record in Instrument No. 20200618-0064504 Register's Office for Davidson County, Tennessee, dated June 12, 2020 and recorded on June 18, 2020.

unimproved ☐
This is improved ☒ property, known as 502 Croley Dr Unit B, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 our hands this the 25th day of March, 2022.

Emboro, LLC, a Limited Liability Company

BY: Patel Dilesh J.
Dilesh Patel, Member

State of Tennessee

County of Rutherford

Before me, a Notary Public of the state and county mentioned, personally appeared Dilesh Patel with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be a Member for Emboro, LLC, the within named bargainor, a corporation, and that such member as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Dilesh Patel.

Witness my hand, at office, this the 25th day of March 2022. .

Notary Public

My commision expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-23-2023