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Fees: $13.00 Taxes: $1,165.50

20220405-0039435

ADDRESS NEW OWNERS and
SEND TAX BILLS:
WENDELL T. BROOKS
8298 old Springfield Pike
Goodlettsville TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
007-00-0-028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JANET BREWSTER, an unmarried woman, hereinafter called GRANTOR, have this day bargained and sold and by these presents transfer and convey to WENDELL T. BROOKS, a single man, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

A tract of land in the 10th Councimanic District of Davidson County, Tennessee, said tract being a portion of that property which was conveyed to Richard B. Choate, et ux, by Maurice P. Frey, et ux, in a deed of record which is recorded in Deed Book 2157, Page 184, Register's Office for Davidson County, Tennessee, (RODCT), said tract being known as Lot 14 of the W.H. Tinnin Subdivision being an unrecorded survey.

Beginning at a point in the center of Old Springfield Pike, the southeast corner of a tract of land which belongs to Laurie A. Allen, having a deed reference in Book 10241, Page 195, RODCT, the southwest corner of this tract, and being marked by a witness pin (new), in the northerly margin of Old Springfield Pike, and continuing , as follows: N 36°54'10" E, 273.43 feet to a concrete monument (old), a common corner of said tract of land which belongs to Laurie A. Allen, and a tract of land which belongs to Rita Vannatta, having a deed reference in Instrument No. 20111013-0079866, RODCT, and a tract of land which belongs to Christopher Darrell Stewart, having a deed reference in Instrument No. 20110922-0073311, RODCT; thence, S 52° 17' 11" E, 99.85 feet to an iron pin(new), a common corner of said tract of land which belongs to Christopher Darrell Stewart, and a tract of land which belongs to J.T. Greer, having a deed reference in Deed Book 2157, Page 142, RODCT, and a corner of a second tract of land which belongs to J.T. Greer, having a deed reference in Deed Book 2157, Page 142, RODCT; thence, S 36° 57' 14" W, 280.92 feet to a point in the center of old Springfield Pike, the southwest corner of said second mentioned tract of land which belongs to J. T. Greer, marked by a witness pin (New), in the northerly margin of Old Springfield Pike; thence, N 47° 59' 14" W, 99.99 feet, to the point of beginning, containing 0.63 Acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated September 5, 2021.

Being the same property conveyed to Janet Brewster, an unmarried woman, by Warranty Deed from James W. Riddle, a married man, dated October 26, 2015, and recorded October 30, 2015 in Instrument No. 20151030-0110473, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 8298 Old Springfield Pike, Goodletsville, Tennessee 37072.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, their heirs, successors and assigns. forever.

GRANTOR covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 21 day of March, 2022.

Janet L. Brewster
JANET BREWSTER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JANET BREWSTER , an unmarried woman , the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 21 day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 3-24-24

TIMOTHY D FERGUSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $315,000.00.

Wendell James Brewster
AFFIANT

Subscribed to and sworn before me, this the 21 day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 3-24-24

TIMOTHY D FERGUSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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