Karen Johnson Davidson County
Batch# 847474 DEEDWARR
04/28/2022 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220428-0049451

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Rhonda S Hall
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th DAY OF APRIL, 2022

NOTARY PUBLIC
My Commission expires:

R. W. HARRISON
STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY
My Commission Expires 02-25-2023

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22020043

Address of New Owner
Amelia S. Mesiarik
236 Myhr Green
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
142-07-0C-044.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Penelope H. Brooks, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Amelia S. Mesiarik, an unmarried woman,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Located in Davidson County, Tennessee, being Unit No. 44, on the Plan of Ashley Green, filed as Exhibit C to and established by Master Deed and Bylaws of record in Book 7184, Page 44, as corrected in Book 7467, Page 279, and amended in Book 7482, Page 312, and Instrument No. 20111101-0084880, Register's Office, Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed and Bylaws, reference to which is hereby made for a more complete description.

Being the same property conveyed to Penelope H. Brooks by Warranty Deed from Mary Potter, unmarried, dated 11/09/2017 and recorded on 11/27/2017 in Instrument No. 20171127-0120426, Register's Office for Davidson County, Tennessee.

This is property generally located:
236 Myhr Green, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 6900, Page 978, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Master Deed and By-Laws of record in Book 7184, Page 44, corrected by Certificate of Correction and Affidavit of record in Book 7467, Page 279, amended in Book 7482, Page 312, and in Instrument No. 20111101-0084880, said Register's Office.
4. Assessments set out in Master Deed and By-Laws of record in Book 7184, Page 44, corrected by Certificate of Correction and Affidavit of record in Book 7467, Page 279, said Register's Office.

5. Easements set out in Master Deed and By-Laws of record in Book 7184, Page 44, corrected by Certificate of Correction and Affidavit of record in Book 7467, Page 279, said Register's Office.
6. Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5374, Page 511, said Register's Office.
7. Easements of record in Book 5407, Page 643, and Book 6483, Page 907, said Register's Office.
8. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20060724-0088823, said Register's Office.
9. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20170206-0012423, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Penelope H. Brooks** has/have caused this instrument to be executed, this the 14 day of April, 2022.

Penelope H. Brooks

Penelope H. Brooks

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Penelope H. Brooks,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 14 day of April, 2022.

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Certificate of Authenticity

I, Jamika Jones, 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 4/14/2022.

Date

Jamika Jones
Affiant Signature

04/22/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 22nd day of April, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202204280049451