6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2022

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 05, 2025

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James H. Brooks Jr., Tracy Stephens and Julie Stephens	James H. Brooks Jr., Tracy Stephens and Julie Stephens	051010A00100CO
(NAME)	(NAME)	
1055 Little Marrowbone Road	1055 Little Marrowbone Road	
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015	Ashland City, TN 37015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jeffery Bullock, single and Richard Ribeiro, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James H. Brooks Jr., Tracy Stephens, and Julie Stephens, 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, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 728 Due West, a Townhouse Planned Unit Development, a Horizontal Property Regime With Private Elements of record as Instrument No. 20200910-0103446, being shown on Plat attached thereto as Exhibit "A", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffery Bullock, single and Richard Ribeiro, married by deed dated June 18, 2021 from Emerald Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210625-0086448, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 728B Due W Avenue North, Madison, TN 37115
(House Number) (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 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.

Karen Johnson Davidson County
Batch# 850382 DEEDWARR
05/04/2022 02:10:52 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00

20220504-0051740

Witness my/our hands this 29th day of April, 2022.

Jeffery Bullock

Richard Ribeiro
By: Jeffery Bullock as Attorney-in-Fact

State of Tennessee
County of Davidson

On this 29th day of April, 2022, before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me Jeffery Bullock with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this 29th day of April, 2022.

Notary Public I. Dyke Tatum

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 5/5/2025

State of Tennessee
County of Davidson

On this 29th day of April, 2022, before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me Jeffery Bullock with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Richard Ribeiro as Attorney-In-Fact, as his free act and deed.

Witness my hand and official seal this 29th day of April, 2022.

Notary Public I. Dyke Tatum

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 5/5/2025

File No.: 22-Brooks

EXHIBIT "A"

BULLOCK, JEFFERY & RIBEIRO, RICHARD	728 DUE WEST AVE N 3	051010A00100CO	2021
BULLOCK, JEFFERY & RIBEIRO, RICHARD	728 DUE WEST AVE N 2	051010A00200CO	2021
BULLOCK, JEFFERY & RIBEIRO, RICHARD	728 DUE WEST AVE N 1	051010A00300CO	2021
BUI-LOCK, JEFFERY & RIBEIRO, RICHARD	728 DUE WEST AVE N 4	OS1010A00400CO	2021
BULLOCK, JEFFERY & RIBEIRO, RICHARD	728 DUE WEST AVE N S	051010A00500CO	2021
BULLOCK, JEFFERY & RIBEIRO, RICHARD.	728 DUE WEST AVE N 6	051010A00600CO	2021
BULLOCK, JEFFERY & RIBEIRO, RICHARD	728 DUE WEST AVE N 7	051010A00700CO	2021
BU LLOCK, JEFFERY & RIBEIRO, RICHARD	728 DUE WEST AVE N 8	051010A00800CO	2021
BULLOCK, JEFFERY & RIBEIRO, RICHARD	728 DUE WEST AVE N 9	051010A00900CO	2021
BULLOCK, JEFFERY & RIBEIRO, RICHARD	728 DUE WEST AVE N 10	051010A01000CO	2021
BULLOCK, JEFFERY & RIBEIRO, RICHARD	728 DUE WEST AVE N 11	051010A01100CO	2021
BULLOCK, JEFFERY & RIBEIRO, RICHARD	728 DUE WEST AVE N 12	051010A01200CO	2021
BULLOCK, JEFFERY & RIBEIRO, RICHARD	728 DUE WEST AVE N 13	051010A01300CO	2021
BULLOCK, JEFFERY & RIBEIRO, RICHARD	728 DUE WEST AVE N 14	051010A01400CO	2021
BULLOCK, JEFFERY & RIBEIRO, RICHARD	728 DUE WEST AVE N 15	051010A01500CO	2021
BULLOCK, JEFFERY & RIBEIRO, RICHARD	728 DUE WEST AVE N 16	051010A01600CO	2021