WARRANTY DEED

Karen Johnson Davidson County
Batch# 867084 **DEEDWARR**
06/03/2022 12:25:17 PM 2 pgs
Fees: $13.00 Taxes: $1,394.90

20220603-0064362

Prepared by:
ırd and Return To:
and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

MJ-BMR-22-103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VERONICA DESHAWN DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hannah Mastrianni and William Hart	**NEW OWNER**	
(NAME)	(NAME)	
103 Bryan House Dr.		**018-07-0-110.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES D. BROOKS, SR. AND WIFE, BONNIE R. BROOKS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HANNAH MASTRIANNI AND WILLIAM HART, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 46 on the Plan of Charleston Square Subdivision, Section One, of record in Plat Book 4860, Page 37 and 38, in the Register's Office for said County.

Said Lot No. 46 fronts 94.91 feet on the easterly margin of Bryan house drive and extends back 190.0 feet on the northerly line and 124.0 feet on the southerly line to a dead line in the rear, measuring 128.6 feet thereon.

Being the same property conveyed to Charles D. Brooks, Sr. and wife, Bonnie R. Brooks by Warranty deed from Harlan Construction Company, Inc of record in Book 5184, page 426, Register's Office for Davidson County, Tennessee, dated August 15, 1977 and recorded on August 16, 1977.

This conveyance is subject to:
- Taxes for the year 2022.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page (s) 37 and 38, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4932, Page 13, as amended in Book 5036, Page 898, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **103 Bryan House Dr, Goodlettsville, Tennessee 37072**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 26th DAY OF MAY, 2022.

Charles D Brooks Sr by Charles David Brooks Jr as Attorney-in-Fact
Charles D. Brooks, Sr. by Charles David Brooks, Jr., Attorney-in-Fact

Bonnie R Brooks by Charles David Brooks Jr as Attorney-in-Fact
Bonnie R. Brooks by Charles David Brooks, Jr., Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES DAVID BROOKS, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLES D. BROOKS, SR. AND BONNIE R. BROOKS, and who acknowledged he/she/they executed the same as the free act and deed of the said CHARLES D. BROOKS, SR. AND BONNIE R. BROOKS.

Witness my hand and official seal, this the 26th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212