THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 886076 DEEDWARR
07/08/2022 12:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220708-0078922

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

RACHEL VIRGINIA BROOKS, as Trustee, Affiant

Subscribed and sworn to before me,
this 7th day of July, 2022.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public
My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Rachel Virginia Brooks, Trustee of the Rachel Virginia Brooks Revocable Trust 112 Forest Place Circle Nashville, TN 37215	Rachel Virginia Brooks, Trustee of the Rachel Virginia Brooks Revocable Trust 112 Forest Place Circle Nashville, TN 37215	Map 131-05-0C Parcel 112.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **RACHEL V. BROOKS,** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **RACHEL VIRGINIA BROOKS, as Trustee of the RACHEL VIRGINIA BROOKS REVOCABLE TRUST under agreement dated July 7, 2022**, its successors and assigns (the "Grantee"), my entire undivided interest in certain real property located in Davidson County, Tennessee, being more particularly described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 112, together with the appurtenant interest in the common elements of The Hillsborough Condominiums, a Horizontal Property Regime established by Master Deed, of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located

upon Lot No. 1 on the Plan of The Hillsborough, of record in Plat Book 6250, Page 699, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed from Diane A. Jones to Rachel V. Brooks by Warranty Deed dated December 30, 2003 and recorded as Instrument Number 20040105-0001196 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. A Deed of Trust of record as Instrument Number 20120111-0002801, Register's Office for Davidson County, Tennessee, securing a promissory note dated January 4, 2012 in the original principal amount of One Hundred Sixty-Four Thousand Dollars ($164,000.00) owed by Rachel Brooks to Sumner Bank and Trust.

2. A Deed of Trust for an Open-End Mortgage of record as Instrument Number 20190214-0013681, Register's Office for Davidson County, Tennessee, owed by Rachel V. Brooks to Renasant Bank with a maximum principal indebtedness of One Hundred Eighty-Nine Thousand Dollars ($189,000).

This conveyance is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 *et seq.* of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Hillsborough Condominiums, of record aforementioned.

This is improved property known as 112 Forest Place Circle, Nashville, TN 37215.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

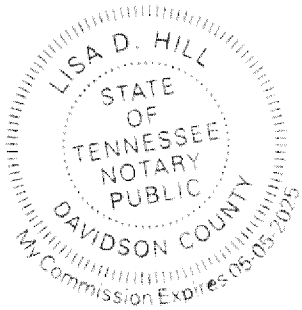
WITNESS my hand this 7th day of July, 2021.

RACHEL V. BROOKS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RACHEL V. BROOKS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 7th day of July, 2021.



Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 July 7, 2022.

7-8-2022
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of July, 2022.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

