WARRANTY DEED

Karen Johnson Davidson County
Batch# 887446 **DEEDWARR**
07/12/2022 10:56:43 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20220712-0079954

W-JB-22-4212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Jimmy Brooks	**Navy Federal Credit Union**	
(NAME)	(NAME)	
4212 Kings Lane	**PO Box 3326**	**058-14-0-160.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Merrifield, VA 22119**	
(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, **MARY SCOTT, TRUSTEE OF THE NANCY D. DRIVER FAMILY TRUST U/A/D NOVEMBER 21, 2005,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JIMMY BROOKS, AN UNMARRIED MAN,** 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. 4 on the Plan of Amended Final Plat Enchanted Hills Section 5, Phase 1 of record in Plat Book 6900, Page 870, 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 Mary Scott, David Duncan, Nancy Daniel and Patricia Bradford co-trustees of the Nancy D. Driver Family Trust U/A/D November 21, 2005, its successors and assigns by Executor' s Quitclaim Deed from David Duncan and Nancy Daniel, Co-Personal Representatives of the Estate of Nancy D. Driver, deceased of record in Instrument No. 20120907-0081209 Register's Office for Davidson County, Tennessee, dated December 30, 2011 and recorded on September 07, 2012.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 834 and Plat Book 6900, Page 870, 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: **4212 Kings Lane, Nashville, Tennessee 37218**.

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 5th DAY OF JULY, 2022.

The Nancy D. Driver Family Trust U/A/D November 21, 2005

BY: Mary Scott
Mary Scott
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY SCOTT, TRUSTEE of THE NANCY D. DRIVER FAMILY TRUST U/A/D NOVEMBER 21, 2005, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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