This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $265,000.00.

Affiant

Subscribed and sworn before me this the 8th day of August, 2022.

Notary Public
My commission expires: 9-6-22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
ShaDa Brooks	New Owner	135-12-0C 012.00
1975 Nashboro Blvd #12		
Nashville, TN 37217		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANDRIA CARUTHERS, AN UNMARRIED WOMAN AND REGINALD K. CARUTHERS AND WIFE, VICTORIA CARUTHERS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHADA BROOKS AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Unit No. 12 on the Plan of a Horizontal Property Regime Plat, Nashboro Village-Tract 13, of record in Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Andria Caruthers, An Unmarried Woman, and Reginald K. Caruthers and wife, Victoria Caruthers, by deed dated 08/19/2005, from Gallardia Properties, LLC, of record in Instrument No. 20050826-0102557, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1975 Nashboro Blvd #12, Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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# 901282 DEEDWARR
08/10/2022 08:15:30 AM 4 pgs
Fees: $23.00 Taxes: $980.50
20220810-0090742

Witness my hand this the 8th day of August, 2022.

Reginald K. Caruthers

Victoria Caruthers

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Reginald K. Caruthers and Victoria Caruthers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of August, 2022.

My commission expires: 12-16-25

Notary Public

LISA ARAQUE
COMM. #2383770
Notary Public - California
Los Angeles County
My Comm. Expires Dec. 16, 2025

Witness my hand this the 8th day of August, 2022.

Andria Caruthers

STATE OF District of Columbia

COUNTY OF District of Columbia

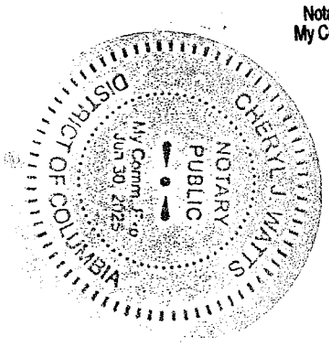
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andria Caruthers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of August, 2022.

My commission expires:

CHERYL J WATTS
Notary Public of District of Columbia
My Commission Expires June 30, 2025

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-8-22.

Affiant Signature

8-9-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 9 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY