THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-4940-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 399,900.00. Margaret Smith Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF August, 2022. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 902960 DEEDWARR
08/12/2022 02:22:19 PM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20220812-0091930

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-25-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Garrett Brown and Alaina Joelle Brown	Truist Bank	
805 W. Hillwood Drive	Pmt Processing PO Box 79041	129-11-0A-212.00-CO
Nashville, TN 37205	Baltimore MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Susan J. Brockett, Trustee of the Milton Y. Brockett, Jr., and Susan J. Brockett Trust u/a/d December 11, 1998**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Garrett Brown and Alaina Joelle Brown, 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:

A Condominium Apartment in Davidson County, Tennessee, created upon a leasehold Estate, being Unit No. 212 of Phase 1-A of Lot No. 2, The Cloister at St. Henry a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 5200, page 529 as revised in Book 5200, page 676 and further revised in Book 6250, page 585 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to William J. Higgins, Jr. and wife, Mary Y. Higgins by Sublease and Conveyance of Condominium deed from St. Henry' s Property Development, Inc of record in Book 6137, page 632, Register's Office for Davidson County, Tennessee, dated September 15, 1983 and recorded on September 15, 1983.

Being the same property conveyed to Mary lee Higgins, Trustee of the Mary lee Higgins Revocable Trustee Agreement dated April 098, 1994 by Quitclaim deed from Mary Lee Higgins, surviving tenants by the entirety of William J. Higgins, Jr., deceased of record in Book 9307, page 626, Register's Office for Davidson County, Tennessee, dated April 08, 1994 and recorded on April 11, 1994.

Being the same property conveyed to Milton Y. Brockett, Jr. and Susan J. Brocket, Trustees of the Milton Y. Brockett, Jr., and Susan J. Brockett Trust by Deed of Leasehold deed from Mary Lee Glasgow, Trustee and Patricia Ann Hite, Trustee of record in Instrument No. 20060811-0099197 Register's Office for Davidson County, Tennessee, dated August 10, 2006 and recorded on August 11, 2006. The said Milton Y. Brockett, Jr. having since died on September 11, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **212 Cana Circle, Nashville, TN 37205**

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.

Witness our hands this the 8 day of August, 2022.

Susan J. Brockett, Trustee of the Milton Y. Brockett, Jr., and Susan J. Brockett Trust

BY: Susan J. Brockett
Susan J. Brockett, sole Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan J. Brockett, Trustee of the Milton Y. Brockett, Jr., and Susan J. Brockett Trust,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

My Commission expires: _____

Notary Public