Prepared by & Return to:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd #600
Smyrna, TN 37167
File No.297-22

Karen Johnson Davidson County
Batch# 905919 DEEDWARR
08/22/2022 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $950.90
20220822-0094258

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Ashley Carnahan
Affiant

SHEILA K. REBURN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of August, 2022

Sheila K Reburn
Notary Public
My Commission Expires: 1-19-25

Address of New Owner	Send Tax Bills To:	
Monica Odwar 5978 Monroe Crossing Antioch, TN 37013	OneTrust Home Loans 3131 Camino Del Rio North, Suite 1680 San Diego, CA 92108	Map/parcel: 163-16-0A-179.00 CO

WARRANTY DEED

FOR AND IN 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, I/WE

Jessica Brooks (formerly Jessica Hedgepeth) and Colby Brooks, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Monica Odwar, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, and being all of Unit No. 317, on the Final Plat, First Revision of Phase 3-A, PROVINCETOWN, as appearing of record in Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Jessica Hedgepeth and Colby Brooks, both unmarried (now married and known as Jessica Brooks), as tenants in common with rights of survivorship, by Quitclaim Deed from Jessica Hedgepeth, unmarried, dated 6/19/2020 and filed for record in Instrument No. 20200831-0098756, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Jessica Hedgepeth, a single woman, by Warranty Deed from Opendoor Property J, LLC, a Delaware Limited Liability Company, dated 5/20/2020 and filed for record in Instrument No. 20200624-0068297, in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Protective Covenants, Conditions and Restrictions and Easements of record in Instrument Number 20031119-0168785; supplemented to include Phase 3-A in Instrument Number 20060825-0105504; Conveyance of Common Area of record in Instrument Number 20060825-0105503; Easement to Quest Communications of record in Instrument Number 20120228-0017172; and all existing easements and all other matters shown on revised plat of record in Instrument Number 20060907-0110570 (revising Instrument Number 20060824-0104715), Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 5978 Monroe Crossing Antioch, TN, 37013

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 I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18 day of August, 2022

Jessica Brooks

Jessica Brooks

Colby Brooks

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Jessica Brooks and Colby Brooks, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 18 day of August, 2022

Notary Public

My Commission Expires: 10/4/25

SARAH SOLAIMAN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Certificate of Authenticity

1, KIMBERLY MINTER, do hereby make oath that 1 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 1, 2021. Document Dated AUGUST 18, 2022.

Kimberly Minter

Affiant Signature

Dated 8/18/2022

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 18TH day of AUGUST 2022

Teresa Taylor

Notary Signature



My Commission Expires: 4-17-23

Notary's Seal (if on paper)