Name and Address of New Owner:
Elaine Marie Brooks
1600 Rachel Way
Nashville, TN 37138

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 908523 DEEDWARR
08/26/2022 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.13
20220826-0096398

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 064030A01500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Billy Mack Denison and/or Kathleen Marie Denison, Trustees of the Billy and Kathleen Denison Living Trust dated September 20, 2019**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elaine Marie Brooks, a married person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County Tennessee, being Lot No. 154 on the Plan of Phase Two-B, Brandywine Pointe, as of record in Plat Book 9700, Page 104, and Surveyors Certification of Correction in Book 9991, Page 330, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Billy Mack Denison and/or Kathleen Marie Denison, Trustees of the Billy and Kathleen Denison Living Trust, established by the Revocable Trust Agreement of Billy Mack Denison and Kathleen Marie Denison dated September 20th 2019, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns by Quitclaim Deed from Billy Mack Denison and wife, Kathleen Marie Denison dated September 20th 2019 and recorded November 30th 2021 of record in Instrument No. 20211130-0157514, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, of record, including all items set out on any applicable plat of record.

This is improved property known as 1600 Rachel Way, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of August, 2022.

Billy Mack Denison and/or Kathleen Marie Denison, Trustees of the Billy and Kathleen Denison Living Trust dated September 20, 2019

By: Billy Mack Denison Trustee (SEAL) 8-25-22
Billy Mack Denison, Trustee

By: Kathleen Marie Denison Trustee (SEAL) 8-25-22
Kathleen Marie Denison, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2022, before me personally appeared Billy Mack Denison and Kathleen Marie Denison, Trustees of Billy Mack Denison and/or Kathleen Marie Denison, Trustees of the Billy and Kathleen Denison Living Trust dated September 20, 2019, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 25th day of August, 2022.

WILLIAM D. RISTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $774,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of August, 2022.

Christina Undrei
Notary Signature
My commission expires: 8/10/25

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on August 25, 2022.

Affiant Signature

8.25.22
Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 25 day of August, 2022

Christina Indrei
Notary

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/10/25