This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-18854-SL

Karen Johnson Davidson County
Batch# 915154 DEEDWARR
09/12/2022 09:20:13 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20220912-0101559

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of September, 2022.

Notary Public
My Commission Expires: 11/4/2024

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian David Bueche 7525 Oakledge Drive Brentwood, TN 37027	FirstBank 318 Seaboard Ln Franklin, TN 37067	181-10-0A-309-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **David Jonathan Brooks and Lindsay Church Brooks, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brian David Bueche, unmarried man,** hereinafter called the Grantee(s), his 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, being Lot No. 1036 on the Plan of Autumn Oaks Subdivision, Phase 10B of record in Instrument No. 20140331-0026145, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Jonathan Brooks and Lindsay Church Brooks, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes of record as Instrument No. 20150605-0052798 in the Register's Office for Davidson County, Tennessee, dated June 4, 2015 and recorded on June 5, 2015.

Being also known as 7525 Oakledge Drive, Brentwood, TN 37027

This is improved property located at: **7525 Oakledge Drive, Brentwood, TN 37027.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of September, 2022.

GRANTOR:

David Jonathan Brooks

Lindsay Church Brooks

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Jonathan Brooks and Lindsay Church Brooks, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of September, 2022.

Notary Public
My Commission expires: 11/6/2024

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY