This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-21-0304

Karen Johnson Davidson County
Batch# 946283 **DEEDWARR**
11/30/2022 03:14:38 PM 2 pgs
Fees: $13.00 Taxes: $1,552.15

20221130-0125541

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $419,500.00

Sworn to and subscribed before me this 23 day of November, 2022.

KATIE LEE RICE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Louis Brooks 945 Mulberry Hill Place Antioch, TN 37013	New Owner	149-15-0A-177.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trendmark Construction, LLC, a Tennessee limited liability company** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Louis Brooks, a married man,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Phase VII, Cambridge Forest, of record in Plat at Instrument No. 20190325-0026968, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Trendmark Construction, LLC, a Tennessee limited liability company by Warranty Deed from Danco Property Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20220307-0025486 Register's Office for Davidson County, Tennessee, dated March 03, 2022 and recorded on March 07, 2022.

This is improved property known as **945 Mulberry Hill, Antioch, Tennessee 37013.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by __X__Grantor ____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 29 day of November, 2021

Trendmark Construction, LLC, a Tennessee limited liability company

BY: _____
R. Mark Dougall, authorized signatory

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared R. Mark Dougall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the authorized signatory of Trendmark Construction, LLC, the within named bargainor, a limited liability company, and that as such, executed the foregoing instrument by signing Trendmark Construction, LLC, a Tennessee limited liability company by R. Mark Dougall, authorized signatory for the purpose therein contained.

Witness my hand and seal, this 23 day of November, 2022.

Katie Lee Rice
Notary Public
My Commission Expires: 7/28/25

KATIE LEE RICE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY