THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221142962** Karen Johnson Davidson County Batch# 954542 DEEDWARR 12/22/2022 02:43:30 PM 3 pgs Fees: $18.00 Taxes: $2,442.00 20221222-0132242	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $660,000.00. Affiant Subscribed and sworn to before me, this 21st day of December, 2022. Notary Public My Commission Expires:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

WARRANTY DEED

Address New Owner: Brandon L. Cathey 6302A Thunderbird Drive Nashville TN 37209	Send Tax Bills To: Pinnacle Bank 150 3rd Ave S, Suite 1000 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 090 16 0G 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jessica M. Brooks now known as Jessica M. Bloom, unmarried, and Jeffrey M. Brooks, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon L. Cathey, unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 6302A-6302B Thunderbird Drive Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171222-0130792, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jessica M. Brooks and Jeffrey M. Brooks, Wife and Husband, by Warranty Deed from Advanced Equity, LLC, An Arizona Limited Liability Company, of record in Instrument No. 20190131-0009362, in the Register's Office of Davidson County, Tennessee, dated January 24, 2019, and recorded on January 31, 2019. Jessica M. Brooks and Jeffrey M. Brooks now divorced, see final decree of divorce in Case #22D-288, Davidson County Third Circuit Court. Jessica M. Brooks being now known as Jessica M. Bloom.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two Westboro, as recorded in Plat Book 1424, Page(s) 60.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot 112 Plan of Westboro Subdivision, Section 2, as recorded in Book 5190, Page 304.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot "2" of Resubdivision of Lot 112 Plan of Westboro Subdivision, Section 2, as recorded in Book 6200, Page 543.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171222-0130792.

Metro Water Services as set forth in instrument recorded in Instrument No. 20180814-0080433.

This is improved property located at 6302A Thunderbird Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 21st day of December, 2022.

Jeffrey M. Brooks

Jessica M. Brooks n/k/a Jessica M. Bloom

Jessica M. Brooks now known as Jessica M. Bloom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica M. Brooks now known as Jessica M. Bloom, and Jeffrey M. Brooks, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

True Copy Certification

I, **Pam Autry,** do hereby make oath that I 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 this the 21st day of December, 2022.

Affiant Signature
Date 12/21/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21st day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

