Karen Johnson Davidson County
Batch# 955486 DEEDWARR
12/28/2022 10:18:37 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20221228-0133033

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Nicholas Dowling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2022.

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

Notary Public
MY COMMISSION EXPIRES: _____
File No. G22-17667

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stephen Leftwich (NAME)	Success Mortgage Partners (NAME)	007-00-0-028
8298 Old Springfield Pk (STREET ADDRESS)	1200 S. Sheldon Rd (STREET ADDRESS)	
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	Plymouth MI 48170 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Wendell T. Brooks, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen** M. **Leftwich**, an unmarried man. HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee, said tract being a portion of that property which was conveyed to Richard B. Choate, et ux, by Maurice P. Frey, et ux, in a deed of record which is recorded in Deed Book 2157, Page 184, Register's Office for Davidson County, Tennessee, (RODCT), said tract being known as Lot 14 of the W.H. Tinnin Subdivision, being an unrecorded survey.

BEGINNING at a point in the center of Old Springfield Pike, the southeast corner of a tract of land which belongs to Laurie A. Allen, having a deed reference in Book 10241, Page 195, RODCT, the southwest corner of this tract, and being marked by a witness pin (new), in the northerly margin of Old Springfield Pike, and continuing, as follows: N 36°54'10" E, 273.43 feet to a concrete monument (old), a common corner of said tract of land which belongs to Laurie A. Allen, and a tract of land which belongs to Rita Vannatta, having a deed reference in Instrument No. 20111013-0079866, RODCT, and a tract of land which belongs to Christopher Darrell Stewart, having a deed reference in Instrument No. 20110922-0073311, RODCT; thence, S 52°17'11" E, 99.85 feet to an iron pin (new), a common corner of said tract of land which belongs to Christopher Darrell Stewart, and a tract of land which belongs to J.T. Greer, having a deed reference in Deed Book 2157, Page 142, RODCT, and a corner of a second tract of land which belongs to J.T. Greer, having a deed reference in Deed Book 2157, Page 142, RODCT; thence, S 36°57'14" W, 280.92 feet to a point in the center of old Springfield Pike, the southwest corner of said second mentioned tract of land which belongs to J .T. Greer, marked by a witness pin (new), in the northerly margin of Old Springfield Pike; thence, N 47°59'14" W, 99.99 feet, to the point of beginning, containing 0.63 Acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated September 5, 2012.

BEING the same property conveyed to Wendell T. Brooks, a single man, by Warranty Deed from Janet Brewster, an unmarried woman, dated 3/21/2022 and recorded 4/5/2022 in Instrument No. 20220405-0039435, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 8298 Old Springfield Pike, Goodlettsville, TN 37072.

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.

Witness my/our hand(s) this 21st day of December, 2022.

Wendell T. Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of December, 2022, before me personally appeared Wendell T. Brooks, 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 21st day of December, 2022.

Notary Signature
My commission expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066