# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

Karen Johnson Davidson County
Batch# 964579 **DEEDWARR**
01/26/2023 10:05:25 AM 3 pgs
Fees: $18.00 Taxes: $148.00

20230126-0005925

)RN TO BEFORE ME, THIS THE 24th DAY OF

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

LR-JH-22-2517

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Cream City Development, LLC** | **NEW OWNER** | |
| (NAME) | (NAME) | **059 16 0 076.00** |
| **6420 Johnson Chapel Rd W** | | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TEQUILA BROOKS AND JASAUNDRA BROOKS AND MARIO BROOKS AND JAMES BROOKS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CREAM CITY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 64 on the plan of Haynies Cleveland Plan, as of record in Book 161, Page 35, Register's Office for said County. For a more complete description of said lot, reference is hereby made to said plan.

Being a part of the same property conveyed to JaSaundra Brooks and Tequila Brooks and James Brooks and Mario Brooks, by Quitclaim Deed from Peggy D. Mathes, Administrator of the Estate of Jenice Carmeka Brooks as to ½ interest of the Estate of Helen Brooks and James Brooks, as a ¼ interest of the Estate of Helen Brooks and Mario Brooks, as to a ¼ interest of the Estate of Helen Brooks, of record in Instrument No. 20220103-0000521, in the Register's Office of Davidson County, Tennessee, dated November 15, 2021 and recorded on January 03, 2022.

Being a part of the same property conveyed to Helen Brooks and husband, James E. Brooks, by Deed from Willie Ann Lytton and husband, Aaron Q. Lytton, of record in Book 3429, Page 432, in the Register's Office of Davidson County, Tennessee, dated July 09, 1962 and recorded on August 17, 1962. The said Helen Brooks died on May 17, 2010, See Probate at Case No. 20P-1533, Davidson County, in the Seventh Circuit Court, then Jenice Carmeka Brooks died on October 01, 2020, See Probate at Case No. 20P-2025, Davidson County, in the Seventh Circuit Court. Also See Affidavit of Heirship recorded in Instrument No's. 20210319-0036721 and 20210319-0036722.

SAID PROPERTY IS NOT THE PRIMARY RESIDENCE OF ANY OF THE GRANTORS.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Haynies Cleveland Plan, as recorded in Book 161, Page 35.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **2517 Grover Street, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the 24th DAY OF JANUARY, 2023.

Tequila Brooks

JaSaundra Brooks

Mario Brooks by Tequila Brooks, Attorney-In-Fact

James Brooks by Tequila Brooks, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TEQUILA BROOKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASAUNDRA BROOKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TEQUILA BROOKS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARIO BROOKS, and who acknowledged he/she/they executed the same as the free act and deed of the said MARIO BROOKS. Said Power of Attorney is of record in Instrument No. 20211206-0161514, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 20th of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TEQUILA BROOKS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES BROOKS, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES BROOKS. Said Power of Attorney is of record in Instrument No. 20211206-0161513, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 20th of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212