Karen Johnson Davidson County
Batch# 967782 DEEDWARR
02/06/2023 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20230206-0008360

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-168

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of February, 2023

Notary Public

Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/7/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jacob Burton 411 Lemont Drive Nashville, TN 37216	UWM Inc. 585 South Blvd E Pontiac MI 48341	061-05-0A-028.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Teresa A. Brooks, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacob Burton, a single 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 certain condominium located in Davidson County, Tennessee, being Unit No. 100 of Condominium Site Plan, Phase II, Poplar Glen, A Horizontal Property Regime, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Condominium Site Plan, Phase II, Poplar Glen, A Horizontal Property Regime of record in Plat Book 6900, Page 764, and Plat Book 6900, Page 567 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit Book 7534, Page 591, as amended in Book 7548, page 612, Book 7733, page 880 and re-recorded in Book 7734, page 478, Book 7654, Page 439 and Book 8036, Page 175 to said Master Deed.

Being the same property conveyed to Teresa A. Brooks by Warranty deed from Jennifer R. Cochran, unmarried of record in Instrument No. 20050706-0077497 Register's Office for Davidson County, Tennessee, dated June 30, 2005 and recorded on July 06, 2005.

Janelle Curtis hereby joins in this conveyance to transfer any rights, title or interest he may have by virtue of marriage to Teresa A. Brooks.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 411 Lemont Drive, Nashville, TN 37216

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 so 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. 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.

Dated this the 3rd day of February, 2023.

Teresa A. Brooks

Janelle Curtis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of February, 2023, before me personally appeared Teresa A. Brooks and Janelle Curtis, 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 3rd day of February, 2023.

Notary Signature
My commission expires:

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02-22-2026
WILLIAMSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2-3-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 2-3-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th **day of** February **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM