Name and Address of New Owner:
Nicholas Michael Walker and Janet Simons
325 Lorna Dr.
Nashville, TN 37214

Send Tax Bills To:
same as
new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 972430 DEEDWARR
02/21/2023 10:30:03 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00



20230221-0012085

Map & Parcel No: 096-09-0-008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeffrey Melburn Brooksher, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicholas Michael Walker, a single man, and Janet Simons, a single woman, as tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Plan of Woodberry Park, of record in Plat Book 2133, Page (s) 117 through 119, 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 Jeffrey M. Brooksher and wife, Vicky Brooksher by Warranty deed from William F. Slack and wife, Donna J. Slack, of record in Instrument No. 20130426-0041560 Register's Office for Davidson County, Tennessee, dated April 24, 2013 and recorded on April 26, 2013.

Being the same property conveyed to Jeffrey Melburn Brooksher, an unmarried man by QuitClaim deed from Jeffrey Melburn Brooksher, an unmarried man and former wife, Vicky Annette Williams, formally known as "Vicky Annette Brooksher", an unmarried woman of record in Instrument No. 20180123-0006965, Register's Office for Davidson County, Tennessee, dated January 17, 2018 and recorded on January 23, 2018.

Note: The express purpose of this conveyance is to Remove Former Spouse from Title of this property. Pursuant to divorce case number 17-D-1800 dated the 17th day of January 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of February, 2023.

_____(SEAL)
Jeffrey Melburn Brooksher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 14th day of February, 2023.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 14th day of February, 2023.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

_____
Notary Public
My commission expires: 16/2/23 07/09/24

File No. GNT-23-2569

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAC-23-325