23-4609

Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **375,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **02/10/2023** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: 10-26-25

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #23-4609

Karen Johnson Davidson County
Batch# 973396 **DEEDWARR**
02/23/2023 09:45:04 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20230223-0012721

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge Chajon, and Ana Maria Agueda	SAME AS NEW OWNER	**150-04-051**
(NAME) **308 Windsor Green Court**	(NAME) —	
(ADDRESS) **Antioch, TN, 37013**	(ADDRESS) —	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Winnell Brooks, widowed,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jorge Chajon, and Ana Maria Agueda, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 550 on the Plan of Kensington of Priest Lake, Section One-B, as of record in Book 6250, Page 150, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Luther Brooks and wife, Winnell Brooks* by Deed dated

November 28, 1989 from Elizabeth Grayson Songer, recorded November 30, 1989, in Book 7995, Pages 409-411, in the Register's Office of Davidson County, Tennessee.
*Luther Brooks having passed on April 27, 2021.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **308 Windsor Green Court, Antioch, TN 37013**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

8 WB by KM ATF

IN WITNESS WHEREOF, this instrument has been executed on this the ~~10th~~ 8 day of **February, 2023**.

Winnell Brooks by Karen Massengill, Attorney-In-Fact

Winnell Brooks by Karen Massengill, Attorney-In-Fact

STATE OF ~~TENNESSEE~~ RB Florida
COUNTY OF ~~DAVIDSON~~ RB Okaloosa

Before me, the undersigned Notary, personally appeared Karen Massengill, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Winnell Brooks, and who acknowledged that she executed the same as the free act and deed of the said Winnell Brooks, by virtue of a Power of Attorney, duly executed and appearing of record.

Witness my hand and official seal this 8 day of February, 2023.

Robin R Bryant
NOTARY Robin R Bryant

My Commission Expires: 06/23/2024

Notary Public State of Florida
Robin R Bryant
My Commission HH 002822
Expires 06/23/2024