Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $590,000.00

Affiant

Subscribed and sworn to before me this 21st day of March, 2023.

Notary Public
My commission expires: 2/7/27

Karen Johnson Davidson County
Batch# 982863 DEEDWARR
03/21/2023 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20230321-0020376

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jeffrey Scott Stokes and Ariel Lea Stokes 3577 Fair Meadows Drive Nashville, TN 37211	Guaranteed Rate, Inc. 5409 Maryland Way, Ste 140 Brentwood, TN 37027	180-04-0B-089-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Shaun David Trush and Paige A. Trush, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jeffrey Scott Stokes and Ariel Lea Stokes, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 147, Brookview Forest Phase III, as shown by plat of record in Instrument No. 20050919-0112306 as revised by Instrument No. 20051025-0128969, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shaun David Trush and Paige A. Pennycook, nka Paige A. Trush by deed from Darwin T. Mullens, unmarried, and Yolonda Y. Mullens, unmarried of record in Instrument No. 20170425-0040283, Register's Office for Davidson County, Tennessee, and dated April 24, 2017.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Brookview Forest of record in Instrument No. 20050919-0112306 as revised in Instrument No. 20051025-0128969 Register's Office for

Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument No. 20021007-0121969 Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 8404 Page 676, Register's Office for Davidson County, Tennessee.

5. Subject to the Covenant, Condition, or Restriction, recorded in Book 4428, Page 138, amended in Book 4479 Page 448, Book 4276 Page 715, and Book 4404 Page 448 in the official records of the Davidson County Register of Deeds.

6. Charter of Homeowners Association of record in Instrument No. 20030918-0138293 Register's Office for Davidson County, Tennessee.

This property is improved property known as 3577 Fair Meadows Drive, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 21st day of March, 2023.

Shaun David Trush

Paige A Trush

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of March, 2023, before me personally appeared Shaun David Trush and Paige A Trush, 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 March, 2023.

Notary Signature
My commission expires: 2/7/27

202303210020376

I, Sheri Eyrl, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on this 21st day of March, 2023

Sheri Eyrl

Dated 3-21-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Eyrl who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 21st day of March, 2023

My commission expires: 2/7/27

Notary Public

