STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $298,900.00

Affiant

Subscribed and sworn to before me, this 24th day of March, 2023.

Notary Public

My commission expires: 1/9/24

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Karen Johnson Davidson County
Batch# 985571 DEEDWARR
03/28/2023 10:44:25 AM 2 pgs
Fees: $13.00 Taxes: $1,105.93

20230328-0022436

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-TAR-23-221

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Mark Nelson **David Spenser Nelson**	Same as new owner	**142-07-0D-221.00-CO**
221 Wynbrook Ct.		
Nashville, TN 37221		

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, WE, **Maggie M Hooks, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Mark Nelson, a single man and David Spenser Nelson, a single man, as Tenants in Common,** 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:

Property known as: 221 Wynbrook Ct., Nashville, TN 37221, County of Davidson

Land in Davidson County, Tennessee, being Unit No. 221 of Wynbrook Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7285, Page 918, and as amended in Book 7507, Page 271, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Wynbrook Condominiums, as shown. On the Exhibit "C" to the Amendment to the Master Deed, of record in Book 7507, Page 271, in said Register's Office, for more complete identification and description of such Unit.

Being the same property conveyed to Maggie M Hooks, unmarried, by Warranty Deed from Kimberly N. Brueck, Trustee for The Kimberly N. Brueck Revocable Living Trust Dated March 11, 2020, dated 09/29/2021 and recorded 10/04/2021 in Instrument No. 20211004-0133134, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 142-07-0D-221.00-CO

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

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.

This is Improved property known as: 221 Wynbrook Ct., Nashville, TN 37221.

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 do 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 in 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.

Witness my/our hand(s) this 10th day of March, 2023.

Maggie Hooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of March, 2023, before me personally appeared **Maggie Hooks**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 10th day of March, 2023.

Notary Public

Commission Expiration:
5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025