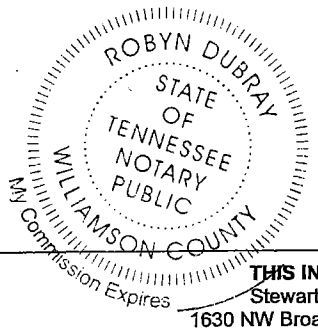
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-19-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Herman Seabrook Douglas	CMG MORTGAGE, INC.	063-02-0-151
(NAME)	(NAME)	
1506 Ocoee Trail	3160 Crow Canyon Rd, Ste 400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/we **Ernest Brooksher, heir at law of the Estate of Kathy W. Brooksher**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Herman Seabrook Douglas, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their 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. 98 on the plan of Nawaka Hills Powwow Addition, Section III, which is of record in Book 974, Page 25, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to John E. Yeargin, Jr., unmarried by Deed from Deborah A. Ross, unmarried, dated 05/09/2003, of record in Instrument 20030531-0073787, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John E. Yeargin, Jr. and Kathy W. Brooksher, unmarried by Quit Claim Deed from John E. Yeargin, Jr., unmarried, dated 09/13/2016, of record in Instrument 20160920-0098664, Register's Office for Davidson County, Tennessee.

The said John E. Yeargin Jr. died on 12/14/2016, leaving the said Kathy W. Brooksher, the sole surviving joint tenant with right of survivorship.

The said Kathy W. Brooksher, died intestate on 09/27/2022, leaving the said Ernest Brooksher, as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed in Instrument No. 20221220-00131569 and Instrument No. 202212200131570.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1506 Ocoee Trail, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Karen Johnson Davidson County
Batch# 986503 DEEDWARR
03/30/2023 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20230330-0023003

Effective the 27th day of March, 2023.

THE ESTATE OF KATHY W. BROOKSHER

Ernest Brooksher, heir at law

State of TENNESSEE
County of Sumner

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Ernest Brooksher, heir at law of the Estate of Kathy W. Brooksher,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the **heir at law of the Estate of Kathy W. Brooksher,** the within named bargainor, and that he/she as such executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of March, 2023.

Notary Public

My Commission Expires:

JANET L ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 March 27, 2023

Affiant Signature

March 29, 2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 29th day of March, 2023.

Notary Public

(SEAL)

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: February 24, 2026

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