Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-P-23-2006

Karen Johnson Davidson County
Batch# 992681 DEEDWARR
04/17/2023 10 13 33 AM 2 pgs
Fees $13 00 Taxes $2,190 40
20230417-0027780

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike Suite 300
Nashville, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $592,000.00.

Affiant

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Subscribed and sworn to before me, this 11th day of APRIL, 2023.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Kaycee Ensign 2006 Stratford Avenue Nashville, TN 37216	New Owner	072 12 0B 002 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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher Ryan Brooks and wife, Chelsie Marie Brooks,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kaycee Ensign, an unmarried woman, and Scott Risney, an unmarried man, as Tenants in Common with the Right of Survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to- wit

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No B of 1818 Piedmont Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1818 Piedmont Avenue Townhomes, a Horizontal Property Regime, of record in Instrument No 20150617-0057913 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Christopher Ryan Brooks, unmarried man, by Warranty Deed from Curtis T Stewart and wife, Rhonda K Stewart, of record in Instrument No 20160829-0090204, in the Register's Office of Davidson County, Tennessee, dated August 25, 2016, and recorded on August 29, 2016

Christopher Ryan Brooks has since married and Chelsie Marie Brooks join in the execution of this instrument to convey her marital interest, if any, in subject property

This property is improved property known as 2006 Stratford Avenue, Nashville, TN 37216

This conveyance is further 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, and (5) other matters of public record

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, successors and assigns, forever Grantors covenant with Grantees that Grantors are lawfully seised 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 Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 7 day of April, 2023

Christopher Ryan Brooks

Chelsie Marie Brooks

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher Ryan Brooks and Chelsie Marie Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Nashville, Tennessee, this 7 day of April, 2023

Notary Public

My Commission expires September 7, 2026

(SEAL)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON