Karen Johnson Davidson County
Batch# 994842 DEEDWARR
04/21/2023 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20230421-0029587

WARRANTY DEED

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 09/02/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2023

Notary Public

File No. DD-23-4228

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler White	New Owner	
(NAME)	(NAME)	
8000 Penbrook Dr		108-08-0-159.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Douglas Brooks, a married man and Denny Stamps, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler White, a married man,** HEREINAFTER CALLED THE GRANTEE, 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 the southerly portion of Lot No. 26 and designated a Tax Assessor's Parcel 159, of Zone Lot Division - Lots 22 through 28 and 68 through 73, East Lake Subdivision, Section 3, of record in Plat Book 5800, Page 151, amending Plat Book 5200, Page 342, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Douglas Brooks and Denny Stamps by Cash deed of Tennessee from Alphonso Jackson, acting Secretary of Housing and Urban Development of record in Instrument No. 20040628-0076677 Register's Office for Davidson County, Tennessee, dated June 17, 2004 and recorded on June 28, 2004.

This is property more commonly known as 3150 East Lake Drive, Nashville, TN 37214.

The subject property was never the marital residence of grantors.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 this 20th day of April, 2023.

Douglas Brooks

Denny Stamps by Leslie Garside Hayes, Attorney-In-Fact

Denny Stamps by Leslie Garside Hayes, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of April, 2023, before me personally appeared Douglas Brooks, 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 18th day of April, 2023.

Notary Signature
My commission expires:

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20 day of April, 2023, before me personally appeared Leslie Garside Hayes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that she is Power of Attorney for Denny Stamps, and that this instrument was executed on behalf of the said Denny Stamps for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202304210029586, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 20 day of April, 2023.

Notary Signature
My Commission Expires:

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

Certificate of Authenticity

I, DEBORAH DEJ.NE, 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 APRIL 20, 2023.

Date

Affiant Signature

APRIL 21, 2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of APRIL, 2023.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/26

My Commission Expires: 10/10/26
Date

Notary's Seal (if on paper)