BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000 00

Affiant

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF APRIL, 2023

Notary Public My Commission Expires 10/2/23

MY COMMISSION EXPIRES

(AFFIX SEAL)

BS-EXP-23-316

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Laura Christen McKinney	**NEW OWNER**	
(NAME)	(NAME)	**043-07-007 00**
316 Scalf Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 consideration, the receipt of which is hereby acknowledged, **ELIJAH BROOKS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA CHRISTEN MCKINNEY, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 148 on the Plan of resubdivision of Lots No 1 & 13 of Anderson Estates, not of record, and being part of Lot No 13 on the Plan of said Anderson Estates, as of record in Plat Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and described according to a survey made by Anderson & Gee Surveyors, August 5, 1946 as follows, to wit

Beginning on the easterly margin of Scalf Drive at a point 50 feet N of the Northwest corner of the property conveyed to Emma V McDowell, by deed from John W Anderson and wife, of record in Book 1320, page 7, said Register's Office, being the corner of Lots Nos 148 and 149, thence with said Drive northwardly 50 feet to the corner of Lots Nos 146 and 158, thence with the line between said two lots, eastwardly 169 5 feet to the common corner of Lots 146,148,134 & 135, thence with the line between Lots 134 and 148, southwardly 50 feet to the common corner of Lots Nos 133, 134, 148 & 149, thence with the line between said two lots, westwardly 168 9 feet to the beginning

Being the same property conveyed to Elijah Brooks, single, by Warranty Deed from Flash Home Equity, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20220603-0064477, Register's Office for Davidson County, Tennessee, dated May 13, 2022 and recorded on June 03, 2022

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 37, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1181, Page 342, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **316 Scalf Drive, Madison, Tennessee 37115**

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, 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), 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

Karen Johnson Davidson County
Batch# 995751 **DEEDWARR**
04/24/2023 03 46 29 PM 2 pgs
Fees $13 00 Taxes $943 50

20230424-0030155

Witness my/our hand(s) this the 24 DAY OF APRIL, 2023

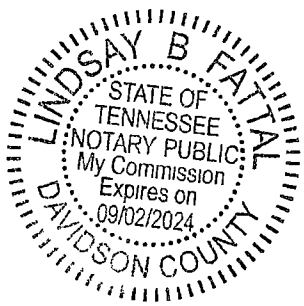
Elijah B
Elijah Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIJAH BROOKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2023

Lindsay B. Fattal
Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212