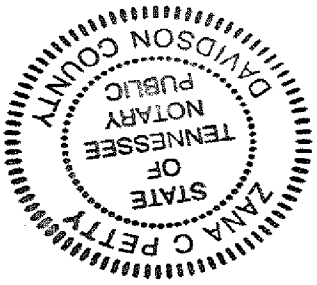
Karen Johnson Davidson County
Batch# 998369 DEEDWARR
05/02/2023 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230502-0032233

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.23.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Lee Garrett and Annalee Elizabeth Johnson	Wilson Bank & Trust	Map: 116030B118.00CO
(NAME) 4505 Harding Pike, Apt. 118	(NAME) P.O. Box 768	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Lebanon, TN 37088	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DONALD T. BROTHERS, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES LEE GARRETT AND ANNALEE ELIZABETH JOHNSON, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Unit No. 118, on the Plan of Royal Oaks Apartments, created under Title 66, Chapter 27, Sections 101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5282, Page 972, and amended in Book 5673, Page 622, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Royal Oaks Apartments Condominium, for a more complete identification and description of said unit as of record in Plat Book 5200, Page 45, Register's Office for Davidson

County, Tennessee, to which plan is hereby made for a more complete and accurate legal description. Said Unit is also known as Apartment No. 118.

Being the same property conveyed to Donald T. Brothers, an individual, by Quitclaim Deed from Seventy-Two, LLC, a Tennessee limited liability company, of record in Instrument No. 20230403-0024145, dated April 2, 2023, Register's Office for said County. Also see Warranty Deed in Instrument No. 20200713-0076264, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 45, said Register's Office; (3) Sewer Line Easement of record in Book 3347, Page 188, in the Register's Office for Davidson County, Tennessee; (4) Charter for Homeowners Association of record in Book 5282, Page 501, in the Register's Office for Davidson County, Tennessee; (5) All matters of record in Plat Book 4660, Page 59, in the Register's Office for Davidson County, Tennessee; (6) Easement for Driveway of record in Book 5144, Page 244, in the Register's Office for Davidson County, Tennessee; (7) Agreement for Easement of record in Book 4978, Page 524, in the Register's Office for Davidson County, Tennessee; (8) Easement for Subsurface Pipeline of record in Book 3165, Page 607, in the Register's Office for Davidson County, Tennessee; (9) Easements in deeds of record in Book 4668, Page 986, Book 4744, Page 370 and Book 4750, Page 578, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 5282, Page 972, amended in Book 5673, Page 622, and Book 5282, Page 992, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 4505 Harding Pike, Apt. 118, Nashville, TN 37205
(House No.) (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 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 hand this 1st day of May, 2023.

Donald T. Brothers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 1st day of May, 2023.

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 May 1, 2023.

(AFFIANT) – Karen Suggs

05/01/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 1st day of May, 2023.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY