WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7-10-23

(AFFIX SEAL)

G-FSBO-23-424

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch# 1025875
07/13/2023 01:29:45 PM
Fees: $13.00 Taxes: $1,402.30

Davidson County
DEEDWARR
2 pgs

20230713-0053801

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Parker Yates McAnnally and Emily Yearout McAnnally	Parker McAnnally	
(NAME)	(NAME)	**091-13-0-187.00**
424 Westboro Dr	424 Westboro Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37209	
(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, **BROOKWOOD INVESTMENTS, LLC, A TENNESSEE LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PARKER YATES MCANNALLY AND EMILY YEAROUT MCANNALLY, HUSBAND AND WIFE,** 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. 13 on the Plan of Westboro Subdivision, Section 1 of record in Plat Book 1424, Page 18, 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 Brookwood Investments, LLC, a Tennessee Liability Company by Warranty deed from Brandyn Surratt and Ryan A. Surratt, wife and husband of record in Instrument No. 20180607-0054784 Register's Office for Davidson County, Tennessee, dated June 04, 2018 and recorded on June 07, 2018.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 18, 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: **424 Westboro Dr, Nashville, Tennessee 37209**.

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.

Witness my/our hand(s) this the 10th DAY OF JULY, 2023.

Brookwood Investments, LLC, a Tennessee Liability Company

BY: _____
Robert S. McAnnally
President

STATE OF ~~TENNESSEE~~ OKLAHOMA
COUNTY OF ~~DAVIDSON~~ TULSA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT S. MCANNALLY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of BROOKWOOD INVESTMENTS, LLC, A TENNESSEE LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of July, 2023.

_____
Notary Public
My Commission Expires: 8/12/2026
(SEAL)

ERYN STRAPAC
Notary Public - State of Oklahoma
Commission Number 10006590
My Commission Expires Aug 12, 2026

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