THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230544519

Karen Johnson Davidson County
Batch# 1029406 DEEDWARR
07/21/2023 11 25 01 AM 6 pgs
Fees $33 00 Taxes $888 00

20230721-0056363

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $240,000 00

Affiant

Subscribed and sworn to before me, this 19th day of July, 2023.

Notary Public
My Commission Expires

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner.	Send Tax Bills To.	Tax Information·
Titan Contracting & Development, LLC 2200 Arbor Pointe Way Hermitage, TN 37076	New Owner	Tax Parcel ID No 071 11 0 094.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald E. Brooks, Sr. and Sasha Lynn Harris by Stephanie L. Harris as Guardian, Jadien Thomas Gullette by Weontha R. Gullette as Guardian, and Cayden Eugene Jolly by Crystal S. Jolly as Guardian** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Titan Contracting & Development, LLC**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows·

Being the westerly one-half of Lot. No 46 on the Map of Trinity Heights Addition, Subdivision of Bass Lands, of record in Plat Book 161 Page 38, Register's Office for Davidson County, Tennessee

Said part of said lot fronts 50 feet on the South side of Edith Avenue and runs back between parallel lines 150 feet to an alley

Being the same property conveyed to Ronald E. Brooks and wife, Marilyn L Brooks, by Warranty Deed from Jackie F Doss and wife, Arvazena Elizabeth Clardy, of record in Book 7720, Page 496, in the Register's Office of Davidson County, Tennessee, dated November 30, 1988 and recorded on December 06, 1988. The said Marilyn L. Brooks having since died on August 09, 2016

Being the same property conveyed to Ronald E. Brooks, Sr., and Ronald E Brooks, Jr , as joint tenants in common, by Quitclaim Deed from Ronald E. Brooks, unmarried, of record in Instrument No. 20160914-0096481, in the Register's Office of Davidson County, Tennessee, dated September 13, 2016 and recorded on September 14, 2016

Ronald E. Brooks, Jr. died intestate on December 04, 2021 His interest in the subject property having passed to his heirs at law, his minor children: Sasha Lynn Harris, Jadien Thomas Gullette, and Cayden Eugene Jolly. See Affidavits of Heirship of record in Instrument No. 20230721-0056361 and Instrument No. 20230721-0056362, Davidson County Register of Deeds.

See Orders Establishing Limited Guardianship of Minor Child and Approval of Transfer of Interest in Real Property Owned by Minor in Docket Nos. 23P1144, 23P1143, and 23P1176 in the Seventh Circuit Court of Davidson County, Probate Division

Said Orders established Stephanie L. Harris as Guardian for Sasha Lynn Harris, Weontha R Gullette as Guardian for Jadien Thomas Gullette and Crystal S Jolly for Cayden Eugene Jolly and authorizes them to sign on the minors' behalf.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Trinity Heights Addition, Subdivision of Bass Lands, as recorded in Plat Book 161, Page(s) 38.

This is improved property located at 310 Edith Avenue Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Separate Signature Pages to Follow]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of July, 2023

Ronald E Brooks Sr.

Ronald E Brooks, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ronald E. Brooks, Sr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2023

Sabrina Schulhauser

Notary Public

My Commission Expires: _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEP 08, 2025

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of July, 2023.

Sasha Lynn Harris by Stephanie L Harris as Guardian

STATE OF TENNESSEE)
COUNTY OF Shelby)

Personally Appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie L. Harris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sasha Lynn Harris, a minor, and who acknowledged that she executed the same as the free act and deed of Sasha Lynn Harris as her legal court appointed guardian.

Witness my hand, at office, this 18th day of July, 2023.

Notary Public
My Commission Expires 9/30/2024

PATRICE Y HALL
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-30-2024

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of July, 2023

Cayden Eugene Jolly Crystal S. Jolly (guardian)
Cayden Eugene Jolly by Crystal S. Jolly as Guardian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally Appeared before me, the undersigned, a Notary Public in and for said County and State, Crystal S. Jolly, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Cayden Eugene Jolly, a minor, and who acknowledged that she executed the same as the free act and deed of Cayden Eugene Jolly as her legal court appointed guardian.

Witness my hand, at office, this 17th day of July, 2023

Sabrina Schulhauser
Notary Public
My Commission Expires. _____

SABRINA SCHULHAUSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08 2025

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of July, 2023.

Jadien Thomas Gullette Weontha Gullette guardian
Jadien Thomas Gullette by Weontha R. Gullette as Guardian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally Appeared before me, the undersigned, a Notary Public in and for said County and State, Weontha R Gullette, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jadien Thomas Gullette, a minor, and who acknowledged that she executed the same as the free act and deed of Jadien Thomas Gullette as her legal court appointed guardian

Witness my hand, at office, this 14 day of July, 2023

Notary Public
My Commission Expires: _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025