WARRANTY DEED

Karen Johnson Davidson County
Batch# 1038143 DEEDWARR
08/14/2023 02 57 25 PM 2 pgs
Fees: $13 00 Taxes $481 00

20230814-0063185

Y-CB-23-2829

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

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)
Michael W. Brooks and Cynthia B. Brooks	**Michael W. Brooks**	
(NAME)	(NAME)	
3408 Daisy Trail	**3408 Daisy Trail**	**150-01-0-281.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Antioch, TN 37013**	
(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, **JIMMIE L. HORTON, III AND MICHELLE BROOKS HORTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL W. BROOKS AND CYNTHIA B. BROOKS, 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. 301, on the Plan of Cherry Hills, Section 6, as of record in Book 4300, Page 176, Register's Office for Davidson County, Tennessee

Said Lot No 301 fronts 80.00 feet on the Northeasterly margin of Cherry Hills Drive and extends back between parallel lines 152 00 feet to a line on the rear on which it measures 80 feet.

Being the same property conveyed to Michelle C. Brooks by Warranty deed from Jane Carol Steele Wharton, unmarried of record in Instrument No 20060906-0109892 Register's Office for Davidson County, Tennessee, dated August 30, 2006 and recorded on September 06, 2006

Being the same property conveyed to Jimmy L Horton, III and Michelle Brooks Horton, husband and wife by Quitclaim deed from Michelle Brooks Horton, f/k/a Michelle C. Brooks, a married woman, joined by her spouse Jimmy L Horton, III, of record in Instrument No 20130808-0083454 Register's Office for Davidson County, Tennessee, dated July 26, 2013 and recorded on August 08, 2013
The above referenced deed contained an error in the spelling of the grantee The correct spelling of the Grantee should be Jimmie L Horton, III and Michelle Brooks Horton. Jimmy L. Horton, III and Jimmie L Horton, III are one and the same person.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 4300, Page 176, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4128, Page 275; Book 4178, Page 786; Book 4317, Page 574, Book 4512, Page 212, Book 4579, Page 841, Book 4622, Page 220, Book 4728, Page 116, Book 4728, Page 118, Book 4862, Page 670, Book 5009, Page 329; Book 5291, Page 695, Book 5405, Page 344, Book 6436, Page 642 and Book 6436, Page 644, 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: **2928 Cherry Hills Drive, Antioch, Tennessee 37013**

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 11th DAY OF AUGUST, 2023.

Jimmie L Horton, III

Michelle Brooks Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JIMMIE L HORTON, III, 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 11th of August, 2023

Notary Public
My Commission Expires 11-3-25
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE BROOKS HORTON, 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 11th of August, 2023

Notary Public
My Commission Expires 11-3-25
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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