Karen Johnson Davidson County
Batch# 1068079 DEEDWARR
11/02/2023 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20231102-0086055

6982

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2023-1347

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS ($220,000.00) cash in hand paid, the receipt of which is hereby acknowledged, JORDAN M. BROOKER, a married man, ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto COLEMAN R. DIXON, an unmarried man, his successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

A Certain Tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Unit No. J-126 together with an undivided interest in the Common Areas as established on the plan of Kingswood Condominiums, as created in Declaration Establishing Kingswood Condominiums, of record in Record Book 5200, Page 520, in the Register's Office of Davidson County, Tennessee, and being identified as Exhibit "C" to said Master Deed and amended of record in Book 6058, Page 320, in the Register's Office of Davidson County, Tennessee, , to which reference is hereby made for a more complete description.

Being the same property conveyed to Brian Booker, a married man by special warranty deed from Fannie Mae (also known as Federal National Mortgage Association) dated September 29, 2015 and of record in Instrument No. 20150930-0099188 in the Register's Office of Davidson County, Tennessee.Also being the same property conveyed to Brian Brooker, a married man and Jordan Brooker, married man, as joint tenants in common with rights of survivorship by quitclaim deed from Brian Brooker, married man, dated September 08, 2020 and of record in Instrument No. 20200908-0102122, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Jordan Brooker by quitclaim deed from Brian Brooker dated Ocotber 25, 2023 and of record in Instrument No. 20231102-0085825, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All Matters Shown of record in Book 5200, Page 520, in the Register's Office of Davidson County, Tennessee.

2. Subject to the Master Deed and By-Laws, recorded in Book 5552, Page 732 and amended in Book 6058, Page 320, in the official records of the Davidson County Register of Deeds.

3. Subject to a Charter of record in Book 6092, Page 579, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2023 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor and the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

ASHLEY BROOKER spouse of JORDAN M. BROOKER, joins in this conveyance for the purpose of quitclaiming and conveying all right, title and interest she might have in and to the above described property.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 1 day of November, 2023.

JORDAN M. BROOKER

ASHLEY BROOKER

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared JORDAN M. BROOKER and ASHLEY M. BROOKER, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

WITNESS MY HAND and official seal at office in said County this 1 day of November, 2023.

NOTARY PUBLIC

My commission expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 1 of November, 2023.

NOTARY PUBLIC

My commission expires:

****

Map & Parcel No: 119-14.0A-126.00-000

Address of New Owner:

2929 Selena Dr., Unit J126
Nashville, TN 37211

SEND TAX BILLS TO:

United Wholesale Mortgage, LLC
PO Box 11733
Newark, NJ 07101

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 1 day of Nov, 2023

Ernest D. Bennett, III, Affiant — November 1, 2023 — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 1st day of November, 2023

Commission Expires: _____

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024