Karen Johnson Davidson County
Batch# 1097067 DEEDWARR
02/01/2024 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240201-0007210

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JUSTIN D PARKER AND KATIE A PARKER, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT BREWSTER AND LUANA BREWSTER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING A TRACT OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY OF A PART OF THE A J WILLIAMS TRACT, ACCORDING TO A SURVEY MADE BY HICKERSON-MILLER ENGINEERS-SURVEYORS, AND SHOWN AS TRACT NUMBER 18 ON SAID SURVEY, AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF HARPER ROAD, SAID POINT BEING 1,679.5 FEET NORTH OF THE CENTER LINE OF HIGHWAY NUMBER 112, BEING THE CORNER OF LOTS NUMBER 16 AND 17; THENCE WITH THE MARGIN OF SAID ROAD, NORTH 2 DEGREES 13 MINUTES WEST, 100 FEET TO A POINT, THENCE NORTH 89 DEGREES 0 MINUTES EAST, 435 FEET TO A POINT; THENCE SOUTH 2 DEGREES 13 MINUTES EAST, 100 FEET TO A POINT; THENCE SOUTH 89 DEGREES 0 MINUTES WEST, 435 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED UNTO JUSTIN D PARKER AND KATIE A PARKER, HUSBAND AND WIFE, BY WARRANTY DEED FROM WILLIAM RAY MALLARD, A SINGLE MAN, DATED OCTOBER 21, 2015, OF RECORD IN INSTRUMENT NO 20151022-0107635, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 7170 HARPER RD, Joelton, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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.

Witness our hands this 31st day of January, 2024.

JUSTIN D PARKER

KATIE A PARKER

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JUSTIN D PARKER and KATIE A PARKER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in CLARKSVILLE, TENNESSEE, on this the 31st day of January, 2024.

Notary Public
My Commission Expires: 2/18/26

J. VANZANT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF T.N.
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 365,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2024.

NOTARY PUBLIC
My commission expires 2/18/26

J. VANZANT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address New Owner(s) as follows:
Robert Brewster
Luana Brewster
7170 Harper Rd.
Joelton, T.N. 37080

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 014 00 0 019.04

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Saedra Byard, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for refistration herewith and that the electronic document is a true and exact copy of the original document executed and authenticated according to law on January 31, 2024 (date of document).

Affiant Signature

1/31/24

Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 31 day of January, 2024.

Notary Signature

My Commission Expires: 8-13-25
Notary Seal

