This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $300,000.00.

Affiant

Subscribed and sworn before me this the 26th day of March, 2024.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 1115280 DEEDWARR
03/26/2024 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240326-0021070

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tiffanie C. Brooks 100 Antler Ridge Circle Nashville, TN 37214	NEW OWNER	122-01-0A 479.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF MARTHA ELIZABETH TAYLOR SHOOK**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TIFFANIE C. BROOKS, AN UNMARRIED PERSON,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 68 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration or Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement and the original Declaration" being collectively referred to as the "Declaration"), further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020904-0107261, said Register's Office for said County. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Martha T. Shook, unmarried, by deed dated 03/25/2005, from Ole South Properties, Inc., of record in Instrument No. 20050330-0034305, Register's Office for said County.

Martha T. Shook has since died on 09/03/2023. Her will is probated in the Probate Court for Rutherford County, Tennessee in Will Book 81, Page 571, Register's Office for Rutherford County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __x__ IMPROVED PROPERTY KNOWN AS 100 Antler Ridge Circle, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 26 day of March, 2024.

The Estate of Martha Elizabeth Taylor

By: Shawn Alan Shook, Executor

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Shawn Alan Shook, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged him to be the Executor of the within named bargainor, of The Estate Of Martha Elizabeth Taylor , and that Shawn Alan Shook, as such Executor, executed the foregoing instrument for the purposes therein contained by signing the name of The Estate Of Martha Elizabeth Taylor by the said Shawn Alan Shook as such Executor.

Witness my hand and official seal this 26th day of March, 2024

My Commission Expires:
12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The Estate of Martha Elizabeth Taylor

By: Teresa Ann Daughety, Beneficiary

STATE OF North Carolina
COUNTY OF Washington / Beaufort

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Teresa Ann Daughety, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged him to be the Executor of the within named bargainor, of The Estate Of Martha Elizabeth Taylor , and that Teresa Ann Daughety, as such Beneficiary, executed the foregoing instrument for the purposes therein contained by signing the name of The Estate Of Martha Elizabeth Taylor by the said Teresa Ann Daughety as such Beneficiary.

Witness my hand and official seal this 25th day of March, 2024.

My Commission Expires: 8-31-2026

Notary Public

XAVIER T. ROSCOE NOTARY PUBLIC My Commission Expires August 31, 2026 PITT COUNTY, NC

Certificate of Authenticity

I, Drusilla Bryant, 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 3-26-24.

Affiant Signature

3-26-24
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 26th day of March, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires 9/27/2026