Karen Johnson Davidson County
Batch# 1115324 DEEDWARR
03/27/2024 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20240327-0021135

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22237-RR

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

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

Notary Public
My Commission Expires: 9-24-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carl Jeff Brewington 104 Teresa Drive Old Hickory, TN 37138	New Owner	059-14-0-116.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Alice Banks, an unmarried woman****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Carl Jeff Brewington**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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. 56 on the Plan of Haynes Manor Section 1 of record in Book 3600, Page 85, in the Register's Office for said County

Said Lot No. 56, which is a corner lot, fronts 68.0 feet on the northwesterly margin of Ringgold Drive and fronts 92.0 feet on the southwesterly margin of Atwell said frontages being jointed by a curve having a length of 39.27 feet, and extends back 82.6 feet on the northwesterly line and 88.9 feet on the westerly line to a point of intersection.

Being the same property conveyed to Carl Edward Banks and wife, Alice Banks by Warranty Deed from Richard B. Squire and wife, Mildred D. Squire of record in Book 5409, page 948, Register's Office for Davidson County, Tennessee, dated March 23, 1979 and recorded on March 26, 1979.

**Carl Edward Banks having since died July 14, 1986, leaving Alice Banks as surviving tenant by the entirely.

This is unimproved property located at: **760 Ringgold Drive, Nashville, TN 37207 & 3811 Atwell Drive, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of March, 2024.

GRANTOR:

Alice Banks

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alice Banks, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of March, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am 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 3/26/2024

Affiant Signature

3/26/2024
Date

State of Tennessee
County of Williamson

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

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

