Karen Johnson Davidson County
Batch# 1117199 DEEDWARR
04/02/2024 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.13
20240402-0022738

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240246947**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $724,900.00. Affiant Subscribed and sworn to before me, this 28th day of March, 2024. Notary Public My Commission Expires: 5.14.25

CATHERINE FRANCO NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Hunter V. Brooks and Britta Ristau Brooks 542 Elaine Dr Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133-13-0-079.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brittany Shipley, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hunter V. Brooks and Britta Ristau Brooks, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Plan of Abbay Hall, Section I of record in Plat Book 2331, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brittany Shipley, unmarried by Warranty Deed from Diana F. Partington, unmarried of record in Instrument No. 20220721-0083554 Register's Office for Davidson County, Tennessee, dated July 18, 2022 and recorded on July 21, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2345, Page 514 and Book 2393, Page 627, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5750, Page 82, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 542 Elaine Dr Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor warrants that this instrument is effective as of the 28th day of March, 2024.

Brittany Shipley

STATE OF Arkansas)
COUNTY OF Benton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brittany Shipley, 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.

Witness my hand, at office, this 27 day of March, 2024.

Casey R. Thacker
Notary Public
My Commission Expires: 04/02/2031

CASEY R THACKER
Notary Public - Arkansas
Benton County
Commission # 12713747
My Commission Expires Apr 2, 2031

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco , do hereby make oath that I am a licensed attorney and/or 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 March 27, 2024.

Affiant
Date: ~~March~~ April 1, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1st day of ~~March~~ April 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY