WARRANTY DEED

Karen Johnson Davidson County
Batch# 1122108 DEEDWARR
04/12/2024 08:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20240412-0026021

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 6-9-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Desmond J. Brookins	Flagstar Bank	049-00-0-157.00
(NAME)	(NAME)	
524 Green Lane	5151 Corporate Dr	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Troy, MI 48098	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Keith Brown and Kimberly G. Brown and Charles Jeffery Carr and Tammy Jo Carr,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Desmond J. Brookins, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 13 of the J. A. Williams Tract and described according to a survey made by Z.J. Wilkinson, Surveyor, March 7, 1942, as follows:

Beginning at a point in the center line of Green Lane at the common corner of Lot 12 and 13 which point is 1915 feet from the center of Whites Creek Pike; thence northerly with the line between Lots 12 and 13,600 feet; thence easterly 100 feet to the corner of Lots 13 and 14; thence with the line between said lots southerly 600 feet to the center of Green Lane; thence westerly with said lane 100 feet to the point of beginning.

Being the same property conveyed to Keith Brown, Kimberly G. Brown, Charles Jeffrey Carr and Tammy Jo Carr by Warranty Deed from Charlie Richard Cox, Ruby Seat Cox, Charlie R. Cox and Ruby S. Cox, dated 09/15/2009, of record in Instrument 20090915008622O, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 524 Green Lane, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 9th day of April, 2024.

Keith Brown

Kimberly G. Brown by Keith Brown,
her attorney in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Keith Brown**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of April, 2024.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR * STATE OF TENNESSEE NOTARY PUBLIC * WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared **Keith Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **Kimberly G. Brown**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book 202404120026019, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 9th day of April, 2024.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR * STATE OF TENNESSEE NOTARY PUBLIC * WILSON COUNTY

Effective the 9th day of April, 2024.

Charles Jeffery Carr
Charles Jeffery Carr

Tammy Jo Carr by Charles Jeffery Carr her Attorney in Fact
Tammy Jo Carr by Charles Jeffery Carr,
her attorney in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles Jeffery Carr**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of April, 2024.

Tracey Trumphour
Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared **Charles Jeffery Carr**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **Tammy Jo Carr**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book 202404120026020, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 9th day of April, 2024.

Tracey Trumphour
Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers 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 April 9, 2024.

Kim Rogers
Affiant
Date: 4/9/2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 9th day of April, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY