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 Williamson

Actual consideration or value, whichever is greater is $515,000.00.

Affiant

Subscribed and sworn before me this the 15th day of April, 2024.

Notary Public
My commission expires: 9.6.26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1123707 DEEDWARR
04/16/2024 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20240416-0027198

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information: M
McFadden & Co, LLC 3211 Heely Drive Nashville, TN 37207	New Owner	082-04-0 401.00

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, WANDA BROOKS, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MCFADDEN & CO, LLC, a Tennessee limited liability company, 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 Lot No. 17 on the Map of W. A. Sharp's Revised Plan of A. W. Hooker's Addition to East Nashville, of record in Book 421 (erroneously stated as Book 42 in prior deeds), page 114, Register's Office for said County.

Said lot fronts 52 feet on the northerly side of Seymour Avenue and runs back between parallel lines 150 feet more or less to an alley.

Being the same property conveyed to Wanda Faye Brooks, by deed dated 08/07/2007, from Stephen Lee Brooks, of record in Instrument No. 20080116-0005145, Register's Office for said County.

Also being the same property conveyed to Stephen Lee Brooks and wife, Wanda Faye Brooks by deed dated 07/30/1993, from Blazer Financial Services, Inc., of record in Book 9035, page 889, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 937 Seymour Ave., Nashville, TN 37206.

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 15th day of April, 2024.

Wanda Brooks

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wanda Brooks, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of April, 2024.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4/15/24

Affiant Signature

4/16/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of April, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

202404160027198