WARRANTY DEED

Karen Johnson Davidson County
Batch# 1157796 DEEDWARR
07/15/2024 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240715-0052747

File No. AT-24-6759

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of July, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Margaret Ellen Clepper	Pinnacle Bank, a Tennessee Bank	
(NAME)	(NAME)	
101 Garwood Drive	150 3rd Avenue South, Suite 1000	119-03-0-026.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Douglas A. Brooks, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret Ellen Clepper, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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. 67 on the Plan of Martie Milwee Property of record in Plat Book 2331, Page 117, 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 H. M. Lane and wife, Myrtle Louise Lane by Warranty Deed from Charles Gilbert Freeman and wife, Jane K. Freeman of record in Book 2921, page 431, Register's Office for Davidson County, Tennessee, dated June 17, 1959 and recorded on June 19, 1959.

Affidavit of Devise/Inheritance (Real Estate), recorded on January 28, 2002, in Instrument No. 20020128-0011583.

Being the same property conveyed to Martin D. Lane by Conservators Deed from Martin D. Lane, Conservator of Tony McDaniel Lane, an incompetent person of record in Instrument No. 20020128-0011584 Register's Office for Davidson County, Tennessee, dated November 14, 2001 and recorded on January 28, 2002.

Being the same property conveyed to Erin Dias Trustee of the 101 Garwood Dr Trust by Warranty Deed from Victoria Shree Lane and McDaniel Wayne Lane and Allyson Dale Lane and Lyndee Nicole Lane of record in Instrument No. 20231002-0077267 Register's Office for Davidson County, Tennessee, dated September 26, 2023 and recorded on October 02, 2023.

Being the same property conveyed to Doug Brooks by Warranty Deed from Erin Dias, Trustee of the 101 Garwood Dr Trust of record in Instrument No. 20231026-0083964 Register's Office for Davidson County, Tennessee, dated October 24, 2023 and recorded on October 26, 2023.

This property is not a martial residence of the Grantor and as such is not subject to any homestead, dower, or other martial interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is property more commonly known as 101 Garwood Drive, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 11th day of July, 2024.

Douglas A. Brooks

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson LH

On this 11th day of July, 2024, before me personally appeared Douglas A. Brooks, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of July, 2024.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

True Copy Certification

I, **Pam Autry,** 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 this the 11 day of July, 2024.

Affiant Signature

Date 7/11/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028