Karen Johnson Davidson County Batch# 1212872 DEEDWARR 12/05/2024 01:17:30 PM 3 pgs Fees: $18.00 Taxes: $1,195.10 20241205-0094568	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $323,000.00 Affiant Subscribed and sworn to before me, this 5th day of December, 2024. Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Doug Brooks	New Owner	**16102008700**
336 Haddon Ct		
Franklin, TN 37067		

FOR AND IN 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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 5020 Ashley Drive Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Doug Brooks

HEREINAFTER CALLED THE GRANTEES, 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. 35, Plan of McMurray Hills, of record in Book 3700, Page 5, and Reserved Park K of record in Book 4470, Page 121, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 5020 Ashley Drive Trust, by Warranty Deed from Cecil Ray Newman, unmarried, dated November 25, 2024, of record in Instrument No. 20241125-0091980, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cecil Ray Newman, by Quitclaim Deed from Anna Faye Newman, dated August 27, 1992, of record in Book 8712, Page 444, in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Cecil Ray Newman and wife, Anna Faye Newman, by Deed from Joseph L Nave, Jr and wife, Linda G Nave, dated October 23, 1985, of record in Book 6719, Page 152, in the Register's Office for Davidson County,
Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (____) property known as: 5020 Ashley brive

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 in 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.

Date: 12-3-24

The 5020 Ashley Drive TRUST

By: Erin Dias
Its: Trustee

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of the 5020 Ashley Drive TRUST and that she is authorized by the 5020 Ashley Drive TRUST to execute this instrument on its behalf.

Witness my hand, at office, this 3 day of December, 2024.

NOTARY PUBLIC

My Commission Expires: 12-2-28

KATHRYN SMITH RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE

202412050094568

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/3/24 (date of document).

Jennifer Russell
Affiant Signature

12/5/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

