Karen Johnson Davidson County
Batch# 1217801 DEEDWARR
12/18/2024 02:35:30 PM 6 pgs
Fees: $33.00 Taxes: $777.00
20241218-0098365

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 18th 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: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Doug Brooks and Craig Roberts	**New Owner**	**03308008200**
122 Hardaway Drive	**336 Haddon Court**	
Goodlettsville, TN 37072	**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,

Luis Elizondo,widowed, Tammy Storey,married and Morris Campbellm, unmarried

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

Doug Brooks and Craig Roberts

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. 321, Plan of Gatewood, Section 2, of record in Plat Book 3700, Pages 144-145, 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 Janice Elizondo, a married woman, by Warranty Deed from Brandon Storey and Suranchana Suriyachai, husband and wife, dated October 25, 2018, of record in Instrument No. 20181030-0107374, in the Register's Office for Davidson County, Tennessee. Janice Elizondo died intestate on 10/13/24, leaving Luis Elizondo, Tammy Storey, and Morris Campbell as her sole heirs at law. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No.202412180098363, and Instrument No.202412180098364, Register's Office of Davidson County, Tennessee. Oath is hereby made that the subject property was never the sole primary residence of Tammy Storey, her spouse, heirs or assigns.

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 122 Hardaway Drive, Goodlettsville, TN 37072.

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.

Luis Elizondo Date: 12/17/2024

Luis Elizondo

STATE OF Florida

COUNTY OF Miami-Dade

Personally appeared before me, a Notary Public of said County and State, Luis Elizondc the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2024.

NOTARY PUBLIC · STATE OF FLORIDA

JOSE CARABALLO
Notary Public - State of Florida
Commission # HH 611633
Expires on November 12, 2028

NOTARY PUBLIC

My Commission Expires: 11/12/2028

Notarized remotely online using communication technology via Proof.

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.

Tammy Storey _____ Date: 12/16/2024
Tammy Storey

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Tammy Storey, , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

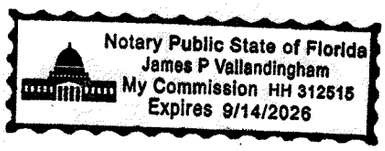
See attached _____
NOTARY PUBLIC

My Commission Expires: _____

FLORIDA NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐ online notarization, this 16th day of December, 2024, by Tammy Storey (Name of Person Acknowledging).



Signature of Notary Public

James P. Vallandingham
Print, Type or Stamp Name of Notary

NOTARY PUBLIC
Title or Rank

844355 / HH312515
Serial Number

Personally Known: ____
OR Produced Identification: __x__
Type of Identification Produced: Driver's License

Attached to and becoming Part of: Warranty Deed
Document Date: 12/16/2024 # of Pages 4 with certificate
Reference: _____

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.

Morris Campbell Date: 12-17-24

Morris Campbell

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Morris Campbell, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2024.

D Paulsson

NOTARY PUBLIC

My Commission Expires: 9-19-2028

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 12/16/24 & 12/17/24 (date of document).

Jennifer Russell
Affiant Signature

12/18/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18 day of December 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

