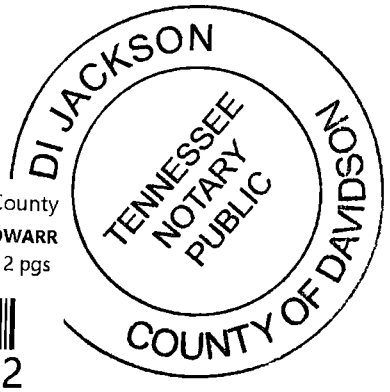
2024-1161-TN

WARRANTY DEED



Karen Johnson
Batch # 1218647
12/20/2024 11 15 03 AM
Fees $13 00 Taxes $647 50



20241220-0099102

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$175,000.00.**

Tracey Perry
Affiant

Subscribed and sworn to before me this 19th day of December, 2024

Notary Public
My Commission expires _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBER
C & H Properties, LLC	NEW OWNER	071-10-0-138
PO Box 90680		
Nashville, TN 37209		

WITNESSETH That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rosie Lee Brooks**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **C & H Properties, LLC, a Tennessee Limited Liability Company**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee

Land in Davidson County, Tennessee, being Lot No. 36, Block B, on the J. B. Haynie Cumberland Heights Plan, as of record in Book 57, Page 170, Register's Office for said County.

Said Lots Nos. 35 and 36 adjoin and front together 100 feet on the west side of Bessie Street, and extends back between parallel lines, 125 feet to an alley.

Being part of the same property conveyed to Alfred Brooks, Jr. and wife, Rosie Lee Brooks, by Warranty Deed from Johnnie Winters and wife, Neomie Winters, recorded on 07/30/1974 in Book 1838, Page 758, Register's Office for Davidson County, Tennessee. The said Alfred Brooks, Jr. having since died on January 14, 2008, leaving his interest to Rosie Lee Brooks by right of survivorship

This is improved property known as **1230 Bessie Avenue, Nashville, TN 37207.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple forever And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the afore described real estate, that she has a good right to sell and convey the same, that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons

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 our hands this 19th day of December, 2024

Rosie Lee Brooks

BY: Rosie Lee Brooks Billy E Brooks, Attorney-In-Fact
Billy E. Brooks, her Attorney-In-Fact as evidence of a Durable Power of Attorney of record in Instrument Number 20190204-0010428, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Billy E. Brooks**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Rosie Lee Brooks**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Rosie Lee Brooks**, the bargainor(s), by the said **Billy E. Brooks**, as Attorney-in-Fact.

WITNESS my hand and seal, this 19th day of December, 2024.

NOTARY PUBLIC

ANDREW H. MAHONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/3/26