Karen Johnson Davidson County
Batch# 1221768 DEEDWARR
12/30/2024 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,252.45
20241230-0101220

WARRANTY DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. ML-24-8452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of December, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-3-26

(AFFIX SEAL)

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 NUMBERS
William Lee Renick, Jr., Trustee of the William Lee Renick, Jr. Revocable Living Trust, dated December 13, 2021	NEW OWNER	
(NAME)	(NAME)	042-10-0-011.00
5013 Twin Lakes Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **Doug Brooks, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Lee Renick, Jr., Trustee of the William Lee Renick, Jr. Revocable Living Trust, dated December 13, 2021,** 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. 31, Plan of Section II, Sherry Heights, of record in Plat Book 2331, Page 69, 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 Doug Brooks, married by Warranty Deed from Erin Dias, Trustee of The 102 Port Drive Trust of record in Instrument No. 20240801-0058379 Register's Office for Davidson County, Tennessee, dated July 30, 2024 and recorded on August 01, 2024.

The subject property is not a marital residence of Doug Brooks and as such is not subject to any marital or homestead interest.

This is property more commonly known as 102 Port Drive, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 30th day of December, 2024.

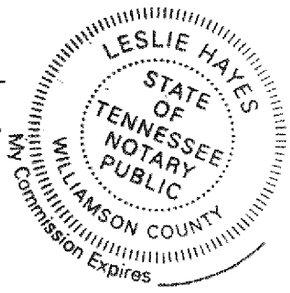
Doug Brooks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of December, 2024, before me personally appeared Doug 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 30th day of December, 2024.

Notary Signature
My commission expires: 10/10/26



Certification of Recorded Documents

I, Karen Suggs, 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 December 30, 2024.

(AFFIANT) – Karen Suggs

12/30/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 30th day of December, 2024.

My commission expires: 3.3.26

Notary Public

ZAINA C. PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON