RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

JM-VR-24-116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2024.

M.L. Schodroski
Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
6608 Brookmont Terrace, LLC	SAME AS NEW OWNER	
(NAME)		
148 Cline Ave.		070-03-0A-056.00-CO
(ADDRESS)		
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)		

Karen Johnson
Batch # 1224181
01/07/2025 01:04:36 PM
Fees: $13.00 Taxes: $1,017.50
Davidson County
DEEDWARR
2 pgs
20250107-0001355

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LUCIE K. DOBBINS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **6608 BROOKMONT TERRACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 56 on the Plan of Final Plat Phase One of Nocturne Forest of record in Plat Book 7900, Page (s) 20 through 22, inclusive, 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 Lucie K. Dobbins by Quitclaim Deed from Ricky R. Dobbins of record in Instrument No. 20240919-0072821 Register's Office for Davidson County, Tennessee, dated September 09, 2024 and recorded on September 19, 2024.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 7900, Page (s) 20 through 22, inclusive, Register's Office for Davidson County, Tennessee.
- Boundary Plat for Nocturne Forest Subdivision of record in Plat Book 6900, Page 780, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7993, Page 683, Book 2150, Page 32, in the Register's Office for Davidson County, Tennessee.
- Quit Claim of Common Areas to Nocturne Forest Homeowners Association, a Tennessee non-profit corporation of record in Instrument No. 20040210-0016036, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **116 Nocturne Forest Ct, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 30th DAY OF DECEMBER, 2024.

Lucie K. Dobbins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of December, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212