Karen Johnson Davidson County
Batch# 1224939 DEEDWARR
01/09/2025 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20250109-0002021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-25-2028
(AFFIX SEAL)

G-P-24-1529

DONNA L SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-25-2028

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)
Haley Wimmer and Nicholas Baca	New owner	
(NAME) **1529 Tammany Drive**	**(NAME)**	**072-16-3B-002.00-CO**
(ADDRESS) **Nashville, TN 37206**	**(ADDRESS)**	
(CITY) (STATE) (ZIP)	(CITY) **(STATE)** (ZIP)	

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, **CAYLA B. BROOKS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HALEY WIMMER AND NICHOLAS BACA, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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:

A certain tract or parcel of land in County, Tennessee, described as follows, to-wit:

Being Unit B, as established by Declaration of Covenants, Conditions and Restrictions for 1527 Tammany Drive Townhomes, of record as Instrument No. 20160715-0073063, and being shown on Plat attached thereto as Exhibit "C", 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 Cayla B. Brooks, unmarried by Warranty Deed from William Chance Alford and wife, Krista N. Alford of record in Instrument No. 20170217-0016494 Register's Office for Davidson County, Tennessee, dated February 15, 2017 and recorded on February 17, 2017.

Cayla B. Brooks having since married. Samuel Robert Collins joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

Samuel Robert Collins has appointed Cayla B. Brooks as power of attorney. Specific Power of Attorney is being recorded simultaneously herewith of record in Instrument No. 202501090002020, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 110, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160715-0073063, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160715-0073062, 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: **1529 Tammany Drive, Nashville, Tennessee 37206**.

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 8th DAY OF JANUARY, 2025.

Cayla B. Brooks

Samuel Robert Collins by Cayla B. Brooks Attorney in Fact

Samuel Robert Collins by Cayla B. Brooks,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAYLA B. BROOKS, 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 8th of January, 2025.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAYLA B. BROOKS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SAMUEL ROBERT COLLINS, and who acknowledged he/she/they executed the same as the free act and deed of the said.

Witness my hand and official seal, this the 8th of January, 2025.

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

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

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 1-8-2025.

Date

Affiant Signature

1-8-2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of January, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03-19-2025