Karen Johnson Davidson County
Batch# 1238746 DEEDWARR
02/20/2025 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20250220-0012115

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63918
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Phillip Brooks Sydney Lauren Gilbert 1612 Forest Avenue Nashville, TN 37206	**New Owner**

TAX MAP PARCEL NUMBERS: 08310047100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$700,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ricardo Fonseca and Emma Baxley, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **James Phillip Brooks and Sydney Lauren Gilbert, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of Lot 40, Plan of Lockeland of record in Plat at Instrument No. 20151007-0102466, 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 Ricardo Fonseca and Emma Baxley, husband and wife, by Warranty Deed from Kristin M. Rager, unmarried, dated April 15, 2024 and recorded on April 16, 2024 of record in Instrument No. 20240416-0027162, Register's Office or Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20151007-0102466, said Register's Office, which Plan shows a 20 foot easement for public utility and drainage purposes along the front line of said lot and the following note: "Vehicular access shall be limited to the alley and no driveways shall be permitted onto Forrest Avenue." Restrictive Covenants as shown on the plan of record in Instrument No. 20151007-0102466, said Register's Office.

This is improved property, known as 1612 Forest Avenue, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of February, 2025.

Ricardo Fonseca

Emma Baxley

State of Tennessee

County of Davidson

On this 14th day of February, 2025, before me the undersigned authority, personally appeared Ricardo Fonseca and Emma Baxley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $700,000.00.

Affiant

Sworn and subscribed before me this 14 day of February, 2025.

My Commission Expires: ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

Notary

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **February 14, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

2/18/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **February**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025