Karen Johnson
Batch # 1255751
04/02/2025 11 58 32 AM
Fees $13 00 Taxes $1,683 50

Davidson County
DEEDWARR
2 pgs

20250402-0025074

This instrument prepared by
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number· 8-5552-AJ

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # Y-0-25-438

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $455,000 00

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2025

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

Notary Public
My Commission Expires

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
Philip Brooks 438 Annex Avenue Nashville, TN 37209	New Owner	090 15 0 090 00 090-15-0-090.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Debra Diane Pewitt, an unmarried woman (individually and/or collectively, "Grantor"), transfer and convey unto Philip Brooks, an unmarried man (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

BEING Lot No. 1072 on the Plan of CHARLOTTE PARK, SECTION 15, of record in Plat Book 3300, Page 75, Register's Office for Davidson County, Tennessee

SAID Lot No 1072, which is a corner lot, fronts 119 71 feet on the broken Northeasterly margin of Galaxie Drive and fronts 100 0 feet on the Southeasterly margin of Annex Avenue, said frontages being joined by a curve having a length of 39.3 feet, and extends back 128.0 feet on the Northeasterly line and 119 25 feet on the Southeasterly line to a point of intersection

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is the following conveyance to the Metropolitan Government of Nashville and Davidson County of record in Instrument No 20040109-0003621 described as follows

BEGINNING at a point in the Southerly margin of Annex Avenue, said point being the Northwesterly corner of the Anna Mai Dorris property, as of record in Deed Book 6266, Page 133, Register's Office for Davidson County, Tennessee, said point being the Northeasterly corner of the tract herein described, thence, a common line with the Anna Mai Dorris property, as of record in Deed Book 6266, Page 133, Register's Office for Davidson County, Tennessee, South 31 degrees, 39 minutes, 00 seconds East, 10 00 feet, thence, crossing the Ervel E , Linda and Nita D. Collins property, as of record in Deed Book 9732, Page 396, Register's Office for Davidson County, Tennessee South 58 degrees, 17 minutes, 57 seconds West, 22,00 feet; thence, North 31 degrees, 39 minutes, 00 seconds West, 10.00 feet, thence, with the Southerly margin of Annex Avenue, North 58 degrees, 17 minutes, 57 seconds East, 22 00 feet to the point of beginning, containing 220 square feet or 0 005 acres, more or less

Being the same property conveyed to Debra Combs, an unmarried woman, by Quitclaim Deed from Derral R Combs, an unmarried man, of record in Instrument No 20211028-0145023, in the Register's Office of Davidson County, Tennessee, dated October 20, 2021 and recorded on October 28, 2021. Also see Final Decree recorded in Docket No 18CV-47549M, in the Chancery Court for Williamson County, Tennessee at Franklin

Being the same property conveyed to Derral R. Combs and Debra Combs, husband and wife, by Warranty Deed from Cleo M. Groves, II and spouse Rebekah L. Groves, of record in Instrument No. 20190319-0024822, in the Register's Office of Davidson County, Tennessee, dated March 15, 2019 and recorded on March 19, 2019.

This improved property located at: **438 Annex Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2025.

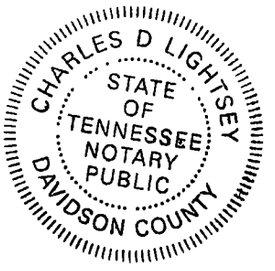
GRANTOR:

Debra Diane Pewitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Debra Diane Pewitt, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of March, 2025.



Notary Public
My Commission expires: 3/3/26