Karen Johnson Davidson County
Batch# 1281627 DEEDWARR
06/05/2025 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20250605-0044161

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $675,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202510423	Affiant Sworn to and subscribed before me this 4th day of June, 2025. Notary Public My Commission Expires: 5-9-26
After Recording Return To The Above.	

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

THIS INDENTURE, made this 4th day of June, 2025, among:

DANIEL HAI TRAN AND AMELIA ANNE TRAN, AS JOINT TENANTS

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantor")

AND

JACQUELINE BROOKS AND JEREMY BROOKS, WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Final Plat for Jackson Valley Subdivision, Section Two of record in Plat at Instrument No. 20071012-0121332, 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 Daniel Hai Tran and Amelia Anne Lindsey, as joint tenants by deed from Michael Paylings and Angel Paylings, husband and wife, dated June 8, 2021, of record in Instrument No. 20210611-0079240, Register's Office for Davidson County, Tennessee.

Being said name corrected in Scrivener's Affidavit of record in Instrument No. 20250527-0041433, Register's Office for Davidson County, Tennessee.

The said Amelia Anne Lindsey is now known as Amelia Anne Tran.

Being also known as 448 High Point Terrace, Brentwood, TN 37027.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Daniel Hai Tran

Amelia Anne Tran

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Daniel Hai Tran and Amelia Anne Tran,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of May, 2025.

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Jacqueline Brooks
Address: 448 High Point Tr W Dr
City, State, Zip: Brentwood, TN 37027

Responsible Party For Taxes:

Name: CMG Mortgage
Address: 3160 Crow Canyon Rd #400
City, State, Zip: San Ramon, CA 94583

Tax ID: 181-10D-032.00

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **May 30, 2025**.

Affiant Signature

06/05/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **June 5, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY