THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1281973 DEEDWARR
06/06/2025 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20250606-0044632

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Kristopher Brooks Yearwood and Kathryn Grace Yearwood 208 Mockingbird Road Nashville, TN 37205	NEW OWNER	103-12-0-162.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Samuel W. Brooks and Lisa A. Brooks, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Kristopher Brooks Yearwood and Kathryn Grace Yearwood, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 208 Mockingbird Road, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7 of Block "D" on the Plan of Cherokee Park of record in Plat Book 547, Page (s) 169 and 170, 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 Samuel W. Brooks and Lisa A. Brooks, husband and wife by Warranty Deed from Thomas H. Robb and Michele Farley Robb, husband and wife of record in Instrument No. 20150629-0062055 Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on June 29, 2015.
>
> This is improved (X) unimproved ( ) property known as 208 Mockingbird Road, Nashville, TN 37205.

This conveyance is subject to all restrictions, easements and planning documents of 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

5TH In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this ___ day of June, 2025.

Samuel W. Brooks

Lisa A. Brooks

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5TH day of June, 2025, before me personally appeared Samuel W. Brooks and Lisa A. Brooks, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5TH day of June, 2025.

Notary Signature
My commission expires: 2/27/2029

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 5TH day of JUNE, 2025.

Patricia L Hurtt
Notary Public
My commission expires: ___

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 3-15-2029
3.18.29

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 6/5/25 (date of document).

Michelle W Kendig
Affiant Signature

6/5/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5TH day of JUNE, 2025

Patricia L Hurtt
Notary Signature

My Commission Expires: 2/18/29

Notary's Seal

