Karen Johnson Davidson County
Batch# 1290802 DEEDWARR
06/27/2025 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20250627-0050824

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Tamika Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE [illegible] of June, 2025

Notary Public

MY COMMISSION EXPIRES: 05.16.29
(AFFIX SEAL)

File No. ML-25-10142

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Vidal and David Vidal	Same As New Owner	
(NAME)	(NAME)	
5020 Ashley Drive		161-02-0-087.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Doug Brooks, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Vidal, a married woman, and husband, David Vidal, is signing to perfect the lien against the subject property,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 35 Plan of McMurray Hills of record in Book 3700, Page 5, and Revserved Park K of record in Book 4470, Page 121, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Cecil Ray Newman and wife, Anna Faye Newman by Warranty Deed from Joseph L. Nave, Jr and wife, Linda G. Nave of record in Book 6719, page 152, Register's Office for Davidson County, Tennessee, dated October 23, 1985 and recorded on November 27, 1985.

Being the same property conveyed to Cecil Ray Newman by Quitclaim Deed from Anna Faye Newman of record in Book 8712, page 444, Register's Office for Davidson County, Tennessee, dated August 27, 1992 and recorded on August 27, 1992.

Being the same property conveyed to Erin Dias, Trustee of The 5020 Ashley Drive Trust by Warranty Deed from Cecil Ray Newman, unmarried of record in Instrument No. 20241125-0091980 Register's Office for Davidson County, Tennessee, dated November 21, 2024 and recorded on November 25, 2024.

Being the same property conveyed to Doug Brooks by Warranty Deed from Erin Dias, Trustee of The 5020 Ashley Drive Trust of record in Instrument No. 20241205-0094568 Register's Office for Davidson County, Tennessee, dated December 03, 2024 and recorded on December 05, 2024.

The subject property was not a marital residence of Grantor and as such is not subject to any marital or homestead interest.

This is property more commonly known as 5020 Ashley Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 26th day of June, 2025.

Doug Brooks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of June, 2025, before me personally appeared Doug 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 26th day of June, 2025.

Notary Signature
My commission expires:



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tameika Jones, 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 June 27th 2025.

Tameika Jones — 6/27/2025

Custodian's Signature — date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th day of June, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/16/29

FAITH E. LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY