Karen Johnson Davidson County
Batch# 1301998 DEEDWARR
07/25/2025 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20250725-0058806

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $308,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 23 day of July, 2025.

Notary Public
My commission expires: 10/24/2028

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 2245 Riverway Drive Trust	**New Owner**	**053060B00700CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 3716**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Patsy Gay Sheldon Brooks, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The 2245 Riverway Drive Trust

HEREINAFTER CALLED THE GRANTEES, 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. 210, Plan of Phase 2, Waterford, of record in Book 7900, Pages 412 & 413, 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 Pat G Sheldon and Prentice Troy Brooks, by Deed from Steven L Webb and wife, Teresa J Webb, dated June 22, 1994, of record in Book 9391, Page 18, in the Register's Office for Davidson County, Tennessee. Prentice Troy Brooks died April 4, 2023. Prentice Troy Brooks died intestate on 4/4/23 survived by his spouse, Pat G. Sheldon, now known as Patsy Gay Sheldon Brooks, and by Dannie Denae' Groves Wright, and Cotey Ian Graves. Reference to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202507250058803, and Instrument No. 202507250058804, Register's Office of Davidson County, Tennessee. Being the same property comnveyed to Patsy Gay Sheldon Brooks, unmarried by Quitclaim Deed from Dannie Denae' Groves Wright, unmarried and Cotey Ian Groves, unmarried as recorded on the ____ day of July, 2025 in Instrument No. 202507250058805, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2245 Riverway Dr, Nashville, TN 37138.

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 in 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.

Patsy Gay Sheldon Brooks Date: 07-23-2025
Patsy Gay Sheldon Brooks

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Patsy Gay Sheldon Brooks, the within named Grantor(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, at office, this 23rd day of July, 2025.

D L Paulsson
NOTARY PUBLIC

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 9-19-2028

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/23/2025 (date of document).

Jennifer Russell
Affiant Signature

7/24/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24 day of July 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

