Karen Johnson Davidson County
Batch# 1452217 DEEDWARR
07/28/2026 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20260728-0068779

*This instrument was prepared from information furnished by the public records or Grantee. Momentum Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Momentum Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.*

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9645-AJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $318,000.00.

Affiant

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 15th day of July, 2026.

Notary Public
My Commission Expires: 9/7/2026

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| William M. Brooks, Jr<br>544 Wanda Drive<br>Nashville, TN 37210 | New Owner | 095-14-0-070 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Lillian Christine Carpenter** (individually and/or collectively, "Grantor"), transfer and convey unto **William M. Brooks, Jr, 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:

Land in Davidson County, Tennessee, being Lot No. 16 Section 1, Elm Hill Acres, as of record in Book 2331, Page 67, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point on the west side of Wanda Drive at the common corner of Lots Nos. 16 and 29; thence south with the margin of Wanda Drive, 113.86 feet to the beginning of a curve; thence around said curve to the north margin of Elm Hill Pike; thence west with the margin of said Pike 115 feet; thence North 131.7 feet; thence East 135 feet to the point of beginning.

Being the same property conveyed to Alton D. Carpenter and wife, Christine P. Carpenter by Warranty Deed from Frank E. Stratton Jr., and wife Bettie Stratton dated June 20, 1958 and recorded June 20, 1958 in Book 2753, Page 185, Register's Office of Davidson County, Tennessee. Alton D. Carpenter has since died on October 10, 2017 leaving Christine P. Carpenter as sole surviving tenant by the entirety. Christine P. Carpenter is one in the same as Lillian Christine Carpenter.

This is improved property located at: **544 Wanda Drive, Nashville, TN 37210**

This conveyance is made subject to 1) property taxes for the year 2026 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 15th day of July, 2026.

GRANTOR:

Lillian Christine Carpenter

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lillian Christine Carpenter, 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 15th day of July, 2026.

Notary Public
My Commission expires: 1/22/30

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## Certificate of Authenticity

I, Holly A Mason, 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 7/15/26.

Affiant Signature

7/15/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of July, 20 26

Jacqueline G Brown
Notary's Signature

Commission Expires 11-5-2029

(Notary Seal)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON