Karen Johnson Davidson County
Batch# 1468795 DEEDWARR
09/04/2026 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20260904-0082453

WARRANTY DEED

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

Y-C-26-2129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Daniel Atkinson and Rachel Gene Parham	**Same as New Owner's**	
(NAME) **2129 Wooddale Ln.**	(NAME)	**052-13-0-064.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAYLOR BROOKS AND MIRANDA BROOKS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER DANIEL ATKINSON, AN UNMARRIED MAN, AND RACHEL GENE PARHAM, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 25 on the Plan of Woodale Grove Annex, Subdivision of Part of J.H. Gothard's Lands of record in Plat Book 547, Page (s) 109 and 110, 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 Taylor Brooks and Miranda Brooks, husband and wife by Warranty deed from Brian D. Mitchell and Laura G. Mitchell, husband and wife of record in Instrument No. 20221214-0129534 Register's Office for Davidson County, Tennessee, dated November 30, 2022 and recorded on December 14, 2022.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page (s) 109 and 110, Register's Office for Davidson County, Tennessee.
- Dedication of Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument Number 20170104-0000731 and Instrument No. 20170412-0035926, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2129 Wooddale Ln., Nashville, Tennessee 37214**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 31st DAY OF AUGUST, 2026.

Jonathan Brooks
Taylor Brooks

Miranda Taylor Hilton
Miranda Brooks

STATE OF New York

COUNTY OF Clinton

Before me, Gabriel Robert Lutz, an Online Notary Public, in and for said County and State, personally appeared before me by audio-video communication, TAYLOR BROOKS and MIRANDA BROOKS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes herein set forth.

Witness my hand and official seal of office at this the 31 day of August, 2026.

Online Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 08/31/2026.

Date

Stephanie Woodall

Affiant Signature

08/31/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of August, 2026.

Notary's Signature

My Commission Expires: 1-22-29

Date

Notary's Seal (if on paper)

