# WARRANTY DEED

Karen Johnson Davidson County
Batch# 305418 DEEDWARR
10/24/2019 09:09:11 AM 2 pgs
Fees: $13.00 Taxes: $536.50
20191024-0109037

Rutherford County Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Tammy A Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/22/22
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0754

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Pablo Martin Maldonado and Felix Oriano Cornejo, husband and wife | NEW OWNER | Map: 07001002500 |
| (NAME)<br>3224 W Hamilton Ave | (NAME) | |
| (ADDRESS)<br>Nashville, TN 37218 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($145,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MELVIN BROWN, JR. AND CARMEN BROWN OBASI, HEIRS OF THE ESTATE OF OLIVIA TAYLOR BROWN AND MELVIN BROWN, JR., ADMINISTRATOR OF THE ESTATE OF OLIVIA TAYLOR BROWN,

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

PABLO MARTIN MALDONADO AND FELIX ORIANO CORNEJO, HUSBAND AND WIFE,

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:

Being Lot No. 48 on the Plan of Treppard Heights, Section 2, as of record in Book 2330, Page 167, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of the property.

Being the same property conveyed to Melvin Brown and wife, Olivia T. Brown, by Deed of record in Book 4827, Page 555, see also Quitclaim Deed from Melvin Brown, Sr. to Olivia Taylor Brown of record in Book 9450, Page 884, Register's Office for said County. The said Olivia T. Brown died intestate on March 7, 2017 leaving as Sole Heirs the Grantors herein. See also Affidavit of Heirship of record in Instrument No. 20191024-0109035 said Register's Office. See also Probate No. 17P-1568 of record in Probate Court of Davidson County, Tennessee.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2330, Page 167, said Register's Office.

The signature of Carmen Brown Obasi is signed by his/her duly appointed Attorney-in-Fact, Paula Smith, pursuant to the Power of Attorney of record in Instrument No. 20191024-0109036, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in, Book 2752, Page 213, amended in Book 2797, Page 183 Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3224 W Hamilton Ave, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 21st day of October, 2019.

The Estate of Olivia Taylor Brown

BY: _____
Melvin Brown, Jr.
Administrator

Carmen Brown Obasi by Paula Smith, as attorney in fact

Carmen Brown Obasi
By: Paula Smith, as Attorney in Fact

_____
Melvin Brown, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Melvin Brown, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Administrator of The Estate of Olivia Taylor Brown the within named bargainer, and that he/she as such Administrator being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 21st day of October, 2019.

My Commission Expires: 5-2-22

_____
Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melvin Brown, Jr., 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 and official seal this, 21st day of October, 2019.

My Commission Expires: 5-2-22

_____
Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Paula Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Carmen Brown Obasi, as his/her Attorney-in-Fact, as the free act and deed of the within named Carmen Brown Obasi.

Witness my hand and official seal this 21st day of October, 2019.

My Commission Expires: 5-2-22

_____
Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.