Karen Johnson Davidson County
Batch# 414829 DEEDWARR
06/15/2020 12:38:30 PM 4 pgs
Fees: $23.00 Taxes: $592.00
20200615-0061029

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $160,000.00. Affiant Subscribed and sworn to before me, this 3rd day of June, 2020. Notary Public My commission expires: 8.20.2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Antolin Rivera Castillo	New Owner	133-00-0-007.00
69 Glenrose Ave.		
Nashville, TN 37210		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Laura Sanderlin, also known as Laura Jarmon Sanderlin, Preston Bronaugh, and Alfred Jarmon, being all of the heirs of Margaret Maurine Jarmon Bronaugh, also known as Maurine J. Bronaugh, along with Laura Sanderlin, also known as Laura Jarmon Sanderlin, as Administrator of the Estate of Margaret Maurine Jarmon Bronaugh

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Antolin Rivera Castillo and Diana L Rivera Morales, tenants in common

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Roy Jones Subdivision, of record in Plat Book 11700, Page 47, 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 Maurine J. Bronaugh by Warranty Deed from Roy S. Jones, a married person, of record as Instrument No. 20000718-0070897, Register's Office for Davidson County, Tennessee; the said Maurine J. Bronaugh, also known as Margaret Maurine Jarmon Bronaugh, having since died intestate on October 19, 2019, a resident of Davidson County, Tennessee, survived by her children Laura Sanderlin, also known as Laura Jarmon Sanderlin, Preston Bronaugh, and Alfred Jarmon, her sole heirs at law, as evidenced by Affidavits of Heirship of record as Instrument Numbers 20200521-0052844, 20200521-0052845, 20200521-0052846, and

20200521-0052847, said Register's Office, and also evidenced by the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee at Nashville, in Docket No. 19P2009; the said Laura Sanderlin, also known as Laura Jarmon Sanderlin, joins in the execution of this Instrument in her capacity as Administrator of the said Estate of Margaret Maurine Jarmon Bronaugh.

This is improved property known as **472 Elysian Fields Road, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29 day of May, 2020.

Laura Sanderlin also known as Laura Jarmon Sanderlin - Individually, and

Laura Sanderlin, also known as Laura Jarmon Sanderlin, Individually, and as Administrator of the Estate of Margaret Maurine Jarmon Bronaugh a/k/a Maurine J. Bronaugh as administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Laura Sanderlin, also known as Laura Jarmon Sanderlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, individually, and further acknowledged that she is Administrator of the Estate of Margaret Maurine Jarmon Bronaugh a/k/a Maurine J. Bronaugh and that she as Administrator is authorized to execute the within instrument as its Administrator for the purposes herein contained.

WITNESS my hand and official seal this 29 day of May, 2020.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Preston Bronaugh by Laura Sanderlin as attorney in fact
Preston Bronaugh, by Laura Sanderlin, as his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Laura Sanderlin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Preston Bronaugh and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Preston Bronaugh. The power of attorney authorizing Laura Sanderlin to act in behalf of Preston Bronaugh being recorded as Instrument 20200520-0052451, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 29 day of May, 2020.

Notary Public
My Commission Expires: 8.20.2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Alfred Jarmon by Laura Sanderlin as attorney in fact
Alfred Jarmon, by Laura Sanderlin, as his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Laura Sanderlin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Alfred Jarmon and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Alfred Jarmon. The power of attorney authorizing Laura Sanderlin to act in behalf of Alfred Jarmon being recorded as Instrument 20200520-0052452, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 29 day of May, 2020.

Notary Public
My Commission Expires: 8.20.2023

SolomonParks File No. 20-000108-528

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)