THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 494086 DEEDWARR
10/13/2020 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20201013-0118486

ADDRESS NEW OWNER
Analicia Vega
569 Holt Valley Rd.
Nashville, TN 37221

SEND TAX BILLS TO
New Owner

MAP/PARCEL
128-11-0-020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GRANGER E. BROWN AND KELLY ELIZABETH TRIANA, HUSBAND AND WIFE** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **ANALICIA VEGA,** unmarried woman ("Grantee" herein), her heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled the Plan of Holt Meadows, of record in Book 4300, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GRANGER E. BROWN and KELLY ELIZABETH TRIANA, HUSBAND AND WIFE, by deed from ANN CALHOUN, MARY TYGRET, LINDA EVANS AND ANDREA FLOWERS-HOUSEHOLTER, CO-EXECUTRIXES OF LINDA B. BOOTH ESTATE, of record in Instrument No. 20161220-0133752, dated December 16, 2016, said Register's Office.

This is improved property known as: 569 Holt Valley Rd., Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her heirs and assigns, forever. And GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2020 real property taxes and any easements, covenants and restrictions of record.

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, the GRANTOR has hereunto set his hands as of this 2nd day of October, 2020.

GRANGER E. BROWN

KELLY ELIZABETH TRIANA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GRANGER E. BROWN AND KELLY ELIZABETH TRIANA, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 2nd day of October, 2020.

Notary Public

My Commission Expires: 1/3/22

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$290,000.00.**

Sworn to and subscribed before me this 2nd day of October, 2020.

Notary Public

My Commission Expires: 3/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Kimbra Spann, 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.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, April D. Wideman, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

April D. Wideman

April D. Wideman
My commission expires: 3/13/2023

