This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

ADDRESS NEW OWNER:
John Fleming and Haley Powers
2352 Dennywood Dr.
Nashville TN 37214

Send tax bill to
SWBC
9311 San Pedro Ave Ste 100
San Antonio TX 78216
MAP 08411011300

Karen Johnson Davidson County
Batch# 494157 **DEEDWARR**
10/13/2020 09:17:15 AM 4 pgs
Fees: $23.00 Taxes: $932.40



20201013-0118622

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Kavanaugh** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **John D. Fleming and Haley E. Powers,** husband and wife, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in Davidson County, Tennessee, to wit:
Being Lot No. 131 on the Plan of Maplecrest, as of record in Book 1835, page 27 and 28 Register's Office for Davidson County, Tennessee.
Said Lot 131 fronts 90 feet on the northerly side of Denneywood Drive and runs back 171.8 feet on the westerly line and 172.4 feet on the easterly line, to the right-of-way line of the Tennessee Central Railroad, measuring 90 feet thereon.

Being the same property conveyed to Michael Kavanaugh and Leanna St. Laurent Burns by Quitclaim Deed from Evelyn Kavanaugh Herrera formerly known as Goldia Evelyn Kavanaugh, therein retaining a life estate for herself, and upon expiration of her life estate to Raynoldo Herrera, for his life, of record in Instrument No. 20130903-0092419, Register's Office for Davidson County, Tennessee. Leanna St. Laurent Burns conveyed her interest to Michael Kavanaugh by Quitclaim Deed of record in Instrument No. 20131004-0104465, Register's Office for Davidson County, Tennessee.
Evelyn Kavanaugh Herrera, having since died, her Certificate of Death attached as Exhibit A, and Raynoldo Herrera, having since died, his Certificate of Death attached as Exhibit B.

This is improved property known as 2352 Dennywood Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 1835, page 27, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 1835, page 27, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness

thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his 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.

WITNESS my hand this the 8th day of October, 2020.

Michael Kavanaugh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael Kavanaugh**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of October, 2020.

NOTARY PUBLIC

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is ~~$197,000.00~~ $252,000.00

AFFIANT

Subscribed and sworn to before me on this 8th day of October, 2020.

NOTARY PUBLIC
My Commission Expires: ~~1/3/23~~ 1/3/24

7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-RES-20352

STATE OF TENNESSEE
Office of Vital Records

Exhibit A

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2019 057102

DECEDENT

1. DECEDENT'S LEGAL NAME: GOLDIA EVELYN HERRERA
2. SEX: FEMALE
3. DATE OF DEATH: 10/01/2019
4. TIME OF DEATH: 12:40 AM
5a. AGE: 95
5b. UNDER 1 YEAR: Months / Days
5c. UNDER 1 DAY: Hours / Minutes
6. DATE OF BIRTH: /1924
7. BIRTHPLACE: BIG ROCK, TN
8a. PLACE OF DEATH: DECEDENT'S HOME
8b. FACILITY NAME: 2352 DENNYWOOD DRIVE
8c. CITY OR TOWN: NASHVILLE
8d. COUNTY OF DEATH: DAVIDSON
9. MARITAL STATUS: MARRIED
10. SURVIVING SPOUSE (name prior to first marriage): RAYNALDO HERRERA
11a. DECEDENT'S USUAL OCCUPATION: DRAFTSMAN
11b. KIND OF BUSINESS/INDUSTRY: STATE OF TENNESSEE
12. SOCIAL SECURITY NUMBER: -
13a. RESIDENCE-STATE OR FOREIGN COUNTRY: TENNESSEE
13b. COUNTY: DAVIDSON
13c. CITY OR TOWN: NASHVILLE
13d. STREET AND NUMBER: 2352 DENNYWOOD DRIVE
13e. INSIDE CITY LIMITS?: YES
13f. ZIP CODE: 37214
14. WAS DECEDENT EVER IN U.S. ARMED FORCES?: NO
15. DECEDENT'S EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED
16. DECEDENT OF HISPANIC ORIGIN?: NO, NOT SPANISH/HISPANIC/LATINO
17. DECEDENT'S RACE:

PARENTS

18. FATHER'S NAME: WILLIAM A THOMPSON
19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE:

INFORMANT

20a. INFORMANT'S NAME: MICHAEL KAVANAUGH
20b. RELATIONSHIP TO DECEDENT: SON
20c. MAILING ADDRESS: 3408 OAK CLIFF DRIVE, NASHVILLE, TN 37214

DISPOSITION

21a. METHOD OF DISPOSITION: BURIAL
21b. PLACE OF DISPOSITION: MT OLIVET CEMETERY
21c. LOCATION: NASHVILLE, TN
22a. SIGNATURE OF FUNERAL DIRECTOR: /s/ WENDELL L. BYRD
22b. LICENSE NUMBER: 2556
22c. SIGNATURE OF EMBALMER: /s/ Jerry W. Maxwell
22d. LICENSE NUMBER: 6081
23a. NAME AND ADDRESS OF FUNERAL HOME: WOODBINE FUNERAL HOME, INC. - HICKORY CHAPEL, 5852 NOLENSVILLE ROAD, NASHVILLE, TN 37211
23b. LICENSE NUMBER: 780

REGISTRAR

24. REGISTRAR'S SIGNATURE: /s/ EDWARD G BISHOP III
25. DATE FILED: 10/15/2019

CERTIFIER

26. CERTIFIER
26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

MEDICAL CERTIFICATION

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CAUSE OF DEATH MUST COMPLETE AND SIGN WITHIN 48 HOURS

27a. CERTIFIER: /s/ DANIEL CARMODY
27b. LICENSE NUMBER: 037163
27c. DATE SIGNED: 10/14/2019
27d. NAME AND ADDRESS: DANIEL CARMODY 2000 CHURCH STREET BOX 102, NASHVILLE, TN 37236

28. PART I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

IMMEDIATE CAUSE (Final disease or condition resulting in death) Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST.

		Approximate Interval: Onset to Death
a.	DUE TO (OR A CONSEQUENCE OF)	YEARS
b.	DUE TO (OR A CONSEQUENCE OF)	
c.	DUE TO (OR A CONSEQUENCE OF)	
d.		

PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. WAS AN AUTOPSY PERFORMED?: NO
29b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?:

30. MANNER OF DEATH: NATURAL
31. DID TOBACCO USE CONTRIBUTE TO DEATH?: NO
32. IF FEMALE: NOT PREGNANT WITHIN PAST YEAR
33. IF TRANSPORTATION INJURY, SPECIFY:
34a. DATE OF INJURY:
34b. TIME OF INJURY:
34c. INJURY AT WORK?:
34d. PLACE OF INJURY:
34e. DESCRIBE HOW INJURY OCCURRED:
34f. LOCATION OF INJURY:

VH-4619 (Rev. 8/2017) RDA 10412

11622278

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
State Registrar

Lisa Piercey, MD, MBA, FAAP
Commissioner

1 1 6 2 2 2 7 8

Date Issued: Oct. 17 2019

CERTIFICATION OF VITAL RECORD

Exhibit B

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH STATE FILE NUMBER 2020 044911

1. Decedent's Legal Name: RAYMALDO HERRERA		2. Sex: MALE	3. Date of Death: 07/20/2020
4. Time of Death (24hrs): 13:05	5a. Age: 98	6. Date of Birth: 0/1922	7. Birthplace: WALSENBERG, CO
8a. Place of Death: DECEDENT'S HOME			
8b. Facility Name: 2352 DENNYWOOD	8c. City or Town: NASHVILLE		8d. County of Death: DAVIDSON
9. Marital Status: WIDOWED	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation	11b. Kind of Business/Industry: LOGISTICS
12. Social Security Number:	13a. Residence-State or Foreign Country: TENNESSEE	13... County: DAVIDSON	13c. City or Town: NASHVILLE
13d. Residence-Number: 2352 DENNYWOOD	13e. Inside City Limits? YES	13f. Zip Code: 37214	14. Was Decedent ever in US Armed Forces? YES
15. Decedent's Education: HIGH SCHOOL GRADUATE OR GED COMPLETED	16. Decedent of Hispanic Origin? NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race	
18. Father's Name: BASILIO HERRERA	19. Mother's ... Maiden: h	Name: RA	
20a. Informant's Name: ANTHONY HERRERA	20b. Relationship to Decedent: SON	20c. Mailing Address: 4101 DORMAN DR, NASHVILLE, TN 37216	
21a. Method of Disposition: CREMATION	21b. Place of Disposition: NASHVILLE CREMATION SERVICE	21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: /s/ SHERROD KIMMINS	22b. License Number: 6617	22d. Signature of Embalmer:	22e. License Number:
23a. Name and Address of Funeral Home: MARSHALL-DONNELLY-COMBS FUNERAL HOME, 201 25th AVE NORTH, NASHVILLE, TN 37203-1604			23b. License Number: 40
24. Registrar's Signature: /s/ EDWARD G BISHOP III	25. Date Filed: 07/30/2020		

26. Certifier

26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier: /s/ LAURA THARPE	27b. License Number: 048448	27c. Date Signed: 07/23/2020
27d. Name and Address: LAURA THARPE, 1718 PATTERSON STREET, NASHVILLE, TN 37203		

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death)	a.	
Sequentially list conditions, if any, leading to the immediate cause. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST.	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. Was an Autopsy Performed? NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death: NATURAL	31. Did Tobacco Use Contribute to Death? PROBABLY	32. If Female: N/A		
33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?	34d. Place of Injury
	34e. Describe How Injury Occurred			34f. Location of Injury

VS-1609 (Rev. 8/2017) RDA 10112

12052716

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
State Registrar

Lisa Piercey, MD, MBA, FAAP
Commissioner

1 2 0 5 2 7 1 6

Date Issued: Aug 06 2020

CERTIFICATION OF VITAL RECORD