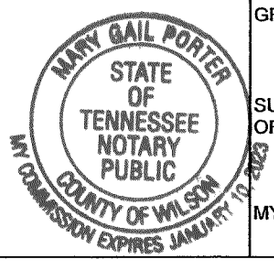
Karen Johnson Davidson County
Batch# 505378 DEEDWARR
10/30/2020 01:55:30 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20201030-0127052

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Kimberley Chandler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 202028TH DAY OF OCTOBER, 2020.

Mary Gail Porter
Notary Public

MY COMMISSION EXPIRES: 01-10-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brent Andrew Madden	First Community Mortgage dba Dovenmuehle Mortgage Inc	084 16 0 080.00
(NAME)	(NAME)	
2548 Stinson Road	PO Box 0054	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Palatine IL 60055	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Andre de Araujo Jorge, a married man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Brent Andrew Madden and Mallory Ellen Madden, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 49 on the Map of Hargis Heights, as shown on Plat of record in Book 974, Page 82 (erroneously shown as Page 62 on prior deed), Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Melvin L. Vantrease and wife, Sue Ella H. Vantrease by Warranty Deed from James F. McBride and wife, Pauline W. McBride, dated 06/29/1962 and recorded 06/29/1962, of record in Book 3402, Page 495, Register's Office for Davidson County, Tennessee.

The said Melvin L. Vantrease died on 01/19/1996, leaving the said Sue Ella H. Vantrease the sole surviving tenant by the entirety.

The said Sue Ella H. Vantrease died intestate on 03/24/2012, leaving the said Elizabeth Joan Vantrease as her sole heir at law as evidenced in File No. 2018PR165, Probate Court Clerk's Office for Wilson County, Tennessee.

Being the same property conveyed to Elizabeth Joan Vantrease, a single person by Executor's Deed from Don W. Hearn, the duly appointed Personal Representative of the Estate Sue Ella H. Vantrease, dated 05/10/2018 and recorded 05/11/2018, of record in Instrument 201805110045403, Register's Office for Davidson County, Tennessee.

The said Elizabeth Joan Vantrease died testate on 10/08/2019, devising subject property to Don W. Hearn, Tim Hearn and Tyler Hearn, as Heirs at Law of the estate of Joe Hearn, deceased and Ben E. Hearn, as evidenced in File No. 2019PR322, Probate Court Clerk's Office for Wilson County, Tennessee.

Being the same property conveyed to Andre de Araujo Jorge, a married man by Warranty Deed from Don W. Hearn, Tim Hearn and Tyler Hearn, Heirs at Law of the estate of Joe Hearn, deceased and Ben E. Hearn, as devisees of the estate of Elizabeth Joan Vantrease, dated 12/16/2019 and recorded 12/23/2019, of record in Instrument 201912230132437, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Subject To (1) All matters shown on the plat of record in Plat Book 974, Page 82, (2) Covenants, conditions, restrictions and easements, if any, recorded as Book 1117, Page 640 and Amendment recorded as Book 1149, Page 566, Register's Office for Davidson County, Tennessee,

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2548 Stinson Road, Nashville, TN 37214

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 28th day of October, 2020.

Andre de Araujo Jorge

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andre de Araujo Jorge,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of October, 2020.

Notary Public

My Commission Expires: 6-9-2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 973216
Warranty Deed TN

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: January 10, 2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023