Karen Johnson Davidson County
Batch# 523517 DEEDWARR
12/02/2020 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20201202-0140145

Name and Address of New Owner:
Julio Ortega and Teresa Ortega
1102 Riverwood Dr.
Nashville, TN 37216

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 156-02-0-080

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kim Hale, Agent for Greater Nashville Regional Council, Public Guardianship Program for the Elderly, and Guardian for Ward Kenneth R. Brisbin**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Julio Ortega and wife, Teresa Ortega,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being land in Davidson County, Tennessee, also referenced as Lot No. 314 on the Plan of Section 3 and Resubdivision of Lot 246, Harpeth Valley Park, Section 2, of record in Plat Book 4175, Page 15, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth R. Brisbin and wife, Karen L. Brisbin and Claude Eisenlord, a married person, by Warranty Deed from James H. Porter and wife, Nancy B. Porter, dated March 31, 1993 of record in Book 8910, Page 388 on April 7, 1993 Register's Office of Davidson County, Tennessee.

Claude Eisenlord died intestate in Battle Creek, Michigan, November 1993, survived by his wife, Barbara Eisenlord and children, William B. Eisenlord, Mark A. Eisenlord, Adrian Eisenlord, and Karen Brisbin. Barbara Eisenlord since passed intestate in July 1996 in Battle Creek, Michigan. Her interest in the property passed by law to her children, listed above.

Karen Brisbin died intestate in March 2010 while residing in Nashville Tennessee leaving her interest to her brothers, listed above, by intestate succession through the death of Barbara Eisenlord, and to her husband, Kenneth R. Brisbin by reason of their holding title as tenants by the entirety.

202012020140142

See Affidavit of Heirship of record in Instrument No. _____, said Register's Office.

Being the same property conveyed to Kenneth R. Brisbin by Quitclaim Deed from William B. Eisenlord and Mark A. Eisenlord, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

202012020140144

Being the same property conveyed to Kenneth R. Brisbin by Quitclaim Deed from Adrian Eisenlord, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

202012020140143

Mr. Kenneth R. Brisbin was adjudicated incompetent in Conservatorship Case No. 19P2166 in Davidson County, Tennessee.

Being also referenced as 787 Myhr Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of November, 2020.

Greater Nashville Regional Council, Public Guardianship Program for the Elderly

By: Kim Hale (SEAL)
Kim Hale, Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kim Hale, Agent of Greater Nashville Regional Council, Public Guardianship Program for the Elderly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of November, 2020.

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 6th day of November, 2020.

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

File No. 2020-1024

202012020140145

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON