(1)

Return To
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

Karen Johnson Davidson County
Batch# 549947 DEEDWARR
01/08/2021 01:22:30 PM 4 pgs
Fees: $23.00 Taxes: $891.70
20210108-0004028

Prepared By & ~~Return To~~:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ20-0923

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00

Jorge Camarillo Negrete
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of December, 2020

Samantha Kilgour
Notary Public

Commission Expires: 10/11/22

SAMANTHA KILGOUR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jorge Camarillo Negrete and Elizabeth Hernandez Clemente 275 Sailboat Drive Nashville, TN 37217	new owner	149-04-0-125.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Christopher James Brady, and Kathleen Holloway, sole heirs of Ethel R. Brady, deceased** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jorge Camarillo Negrete and Elizabeth Hernandez Clemente, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 365 on the Plan of Section Seven Edge-O-Lake Estates of record in Plat Book 3700, Page 79, in the 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 James J. Brady and wife, Ethel R. Brady by Warranty deed from Robert B. Shores and wife, Sheila R. Shores of record in Book 5912, page 46, Register's Office for Davidson County, Tennessee, dated July 15, 1982 and recorded on July 16, 1982. (Value or consideration shown in aforementioned deed $62,388.57.) The said James J. Brady having died February 8, 2012 leaving Ethel R. Brady

vested as the surviving tenant by the entirety. The said Ethel R. Brady died on or about 11/23/19, leaving property to the heirs at law, Christopher James Brady and Kathleen Holloway.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 275 Sailboat Drive, Nashville, TN 37217

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 we so covenant with the said GRANTEES 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 GRANTEES, their 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.

Dated this the 18th day of December, 2020.

Christopher James Brady

Kathleen Holloway

Estate of Ethel R. Brady

Christopher James Brady, Executor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christopher James Brady and Kathleen Holloway** 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 official seal at Mt. Juliet, Tennessee this 18th day of December, 2020.



Notary Public
My Commission Expires:

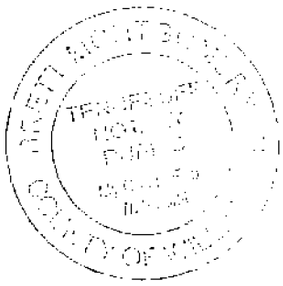
STATE OF Tennessee

COUNTY OF Wilson

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Christopher James Brady,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **Executor** of **Estate of Ethel R. Brady** the within named bargainor, a **Estate**, and that he as such **Executor**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Estate** as ~~Executor~~ Executor ②

Witness my hand and official seal at Hermitage, Tennessee this 18th day of December, 2020.

Notary Public
Commission Expires:



Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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.

Name: **Sheri Morgan**
Title: **President**

STATE OF Tennessee
COUNTY OF **Rutherford**

Witness my hand and official seal.



Notary Public: **Brandie A Phillips**
My Commission Expires: **05/18/2024**
Commission #: **na**