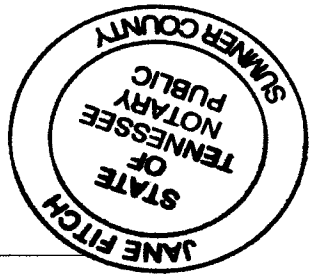
This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-11035-SM



STATE OF TENNESSEE
COUNTY OF Sumner

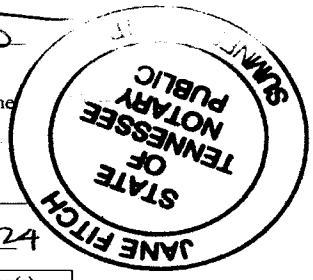
The actual consideration or value, whichever is greater, for this transfer is $248,500.00.

K. Renee

Affiant

Subscribed and sworn to before me, this the 22nd day of March, 2021.

Notary Public
My Commission Expires: 10-21-2024



Karen Johnson Davidson County
Batch# 600215 DEEDWARR
03/25/2021 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $919.45
20210325-0039384

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maria D. Diaz Mejia 4113 Tea Garden Way Nashville TN 37013	Wells Fargo Bank N.A 8200 Park Ave Des Moines, IA 50321	150-14-0-085

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James A. Brown and Crystal L. Brown, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Maria D Diaz Mejia and Olman Galindo, wife and husband**, 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. 5 on the Plan of Section One Addition to Jamestown Estates of record in Book 8250, Page 400, 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 A. Brown and wife, Crystal L. Brown, by Warranty Deed from Karen K. Perkins, unmarried, of record in Instrument No. 20031017-0154191, Register's Office for Davidson County, Tennessee, dated September 15, 2003 and recorded on October 17, 2003.

This is ☒ improved or ☐ unimproved property located at: **4113 Tea Garden Way, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantors who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. 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, Grantors have executed this instrument on this 22nd day of March, 2021.

GRANTOR:

James A. Brown

Crystal L. Brown

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James A. Brown and Crystal L. Brown , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of March, 2021.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

202103250039384

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

