Karen Johnson Davidson County
Batch# 616251 DEEDWARR
04/16/2021 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20210416-0050970

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of April, 2021.

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Commission Expiration: 3-8-22

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
James S. A. Brown, III and Jennifer S. Brown 737 Myhr Drive Nashville, TN 37221	SAME AS NEW OWNER.	-142-14-0-100.00

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, WE, **Kiersten A. Brown (n/k/a Kiersten Espaillat and Luis Espaillat, wife and husband,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James S. A. Brown, III and Jennifer S. Brown, 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:

Property known as 737 Myhr Drive Nashville, TN 37221, County of Davidson

Being Lot No. 303 on the plan of Harpeth Valley Park, Section 3, of record in Book 4175, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kiersten A. Brown, an unmarried person, by Warranty Deed from Charles M. Dewitt and wife, Carol Dewitt, dated 06/28/2005 and recorded 07/01/2005 in Instrument No. 20050701-0076245, Register's Office for Davidson County, Tennessee. The said Kiersten A. Brown is now known as Kiersten Espaillat.

Tax Map and Parcel ID is as follows 142-14-0-100.00

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.

This is improved property known as 737 Myhr Drive, Nashville, TN 37221

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 unemcumbered, 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.

Witness my hand this 14th day of April, 2021.

Kiersten Espaillat

Luis Espaillat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2021, before me personally appeared **Kiersten A. Brown (n/k/a Kiersten Espaillat**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 14th day of April, 2021.

Notary Public

Commission Expiration: 3-8-22

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 2021, before me personally appeared **Luis Espaillat**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 12th day of April, 2021.

Notary Public

Commission Expiration:
11/6/2023

EDIE E. REEVES
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 WILSON

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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