Karen Johnson Davidson County
Batch# 733430 DEEDWARR
10/11/2021 09:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,061.90
20211011-0136087

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-13860-SL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $287,000.00.

Lauren Walden
Affiant

Subscribed and sworn to before me, this the 30th day of September, 2021.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dervy A. Gutierrez, Felipa Gutierrez and Dervy S. Gutierrez 1400 Pellican Point Nashville, TN 37115	Pinnacle Bank 7040 Carothers Parkway Franklin, TN 37067	052 08 0A 194.00

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, I, **James E. Brown, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Dervy Gutierrez and Felipa Gutierrez, husband and wife and Dehiry S. Gutierrez, an unmarried woman**, 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. 194 on the Plan of Phase One Section Two Heron Walk of record in Plat Book 9700, Page 386, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James E. Brown, Unmarried, by Warranty Deed from Allen Earps and Wife, Betty F. Earps, of record in Book 10877, Page 776, in the Register's Office of Davidson County, Tennessee, dated April 01, 1998 and recorded on April 08, 1998.

This Instrument executed on behalf of James E. Brown ("Principal") by Joe E. Brown pursuant to the Power of Attorney of record in Instrument Number 202110110136086, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **1400 Pellican Point, Nashville, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2022 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 Grantor 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.

1st

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~30th~~ day of ~~September~~ October, 2021.

GRANTOR:

James E. Brown by Joe E. Brown, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joe E. Brown, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for James E. Brown and that he is authorized by James E. Brown to execute this instrument on his behalf.

WITNESS my hand and seal at office this ~~30th~~ 1st day of ~~September~~ October, 2021.

Notary Public
My Commission expires: _____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

EXHIBIT "A"
TO Warranty Deed
From: James E. Brown
To: Dehiry Gutierrez and Dervy Gutierrez

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Joe E. Brown
Affiant

WITNESS my hand and seal at office this ~~30th~~ 1st day of ~~September~~ October, 2021.

Notary Public
My Commission Expires: _____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

Certificate of Authenticity

I, Lauren Weber, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 1, 2021.

Lauren Weber
Affiant Signature

October 1, 2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1st day of October, 2021.

Notary's Signature
My Commission Expires: _____

Notary's Seal

