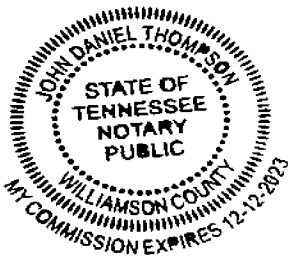
Karen Johnson Davidson County
Batch# 736288 DEEDWARR
10/14/2021 10:30:30 AM 4 pgs
Fees: $23.00 Taxes: $980.50
20211014-0138101



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this 12 day of October, 2021.

Notary Public

My commission expires: 12/12/2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Virgil Hinojosa and Jerri Hinojosa	New Owner	050-15-0-021.00
14812 Bear Creek Pass		
Austin, TX 78737		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Laura Jarmon Sanderlin and Alfred Jarmon, the Sole Heirs of the Estate of Preston Eugene Bronaugh

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Virgil Hinojosa and Jerri Hinojosa

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 571 on the Plan of Parkwood Estates, Section Four of record in Plat Book 3300, Pages 79 and 80, 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 Maurine J. Bronaugh by Warranty Deed from Preston E. Bronaugh, the sole heir and Legatee of Gilmore Bronaugh, Jr. Deceased of record in Book 9477, Page 929, Register's Office for Davidson County, Tennessee.

THE said Maurine J. Bronaugh died on or about October 19, 2019, and her estate was admitted in the probate division of the Seventh Circuit Court for Davidson County, Tennessee as Docket No. 19P2009; Laura Jarmon Sanderlin, Preston Bronaugh, and Alfred Jarmon were named as her sole heirs at law as evidenced by the Affidavit of Heirship of record in Instrument No. 20201222-015954, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Preston Bronaugh by Quitclaim Deed from Laura Sanderlin of record in Instrument No. 20201222-0151952, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Preston Bronaugh by Quitclaim Deed from Alfred Jarmon of record in Instrument No. 20201222-0151953, Register's Office for Davidson County, Tennessee.

THE said Preston Eugene Bronaugh died on or about April 18, 2021, and his estate was admitted in the probate division of the Seventh Circuit Court for Davidson County, Tennessee as Docket No. 21P1012; Laura Jarmon Sanderlin and Alfred Jarmon were named as his sole heirs at law as evidenced by the Affidavit of Heirship of record in Instrument No. _202110140138100_____, Register's Office for Davidson County, Tennessee, being recorded simultaneously herewith; the said Preston Bronaugh being one and the same as Preston Eugene Bronaugh.

BEING improved property known as **3300 Moorewood Drive, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of October, 2021.

Estate of Preston Eugene Bronaugh

Laura Jarmon Sanderlin

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Laura Jarmon Sanderlin, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 7th day of October, 2021.

Notary Public
My Commission Expires: 08-17-2025

MILIA L. ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of October, 2021.

Estate of Preston Eugene Bronaugh

Alfred Jarmon

STATE OF Virginia
COUNTY OF Petersburg

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Alfred Jarmon the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 7th day of October, 2021.

Notary Public
My Commission Expires: July 31, 2023

BOBBY D. ARTIS, SR.
NOTARY PUBLIC
REG. #7656500
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2023

Lenders Title Company File No. 21-000426-528

Tennessee Certification of Electronic Document

I, Andrew Suzore, do hereby make oath that I am a licensed attorney and/or 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 Oct. 07, 2021 (date of document).

Affiant Signature

Oct. 12, 2021
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 12th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

