Karen Johnson Davidson County
Batch# 766101 DEEDWARR
12/02/2021 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20211202-0159818

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-31027

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 327,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November, 2021.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Jorge Lopez Mena	Freedom Mortgage Corp	
255 Eisenhower Drive	401 RTE 73N, 30 Lake Center, Suite 115	13413007900
Nashville, TN	Marlton, NJ 08053	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Larry Douglas Brown, Stanley Glenn Brown and Christy Jean Brown, the heirs-at-law of Douglas R. Brown, deceased,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan Jorge Lopez Mena, an unmarried person,**

HEREINAFTER CALLED THE GRANTEE, HIS 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, State of Tennessee, described as follows, to-wit:
Being Lot No. 166 on the Plan of Kenilworth Estates, Section 4, as of record in Book 3300, Pages 34, 35, and 36, Register's Office for said County.

Said Lot No. 166 fronts 73.3 feet on the Southerly side of Eisenhower Drive and extends back 210.7 feet on the Westerly line and 206.3 feet on the Southerly line to a dead line, measuring 63.4 feet thereon.

Being the same property conveyed to Douglas R. Brown and wife, Jean O. Brown, by Warranty Deed from Joe Zeitlin, Trustee of record in Book 3402, Page 343, Register's Office for Davidson County, Tennessee, dated June 19, 1962 and recorded on June 20, 1962. Jean O. Brown died on July 26, 2010, vesting Douglas R. Brown as surviving tenant. douglas R. Brown died on January 15, 2021. The heirs-at-law of Douglas R. Brown are Larry Douglas Brown, Stanley Glenn Brown and Christy Jean Brown. Reference is made to the Heirship Affidavit recorded herewith as Instrument No. 202112020159817, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **255 Eisenhower Drive, Nashville, TN .**

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. 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 hands this the ~~19th~~ 21st day of November, 2021.

Larry Douglas Brown

Stanley Glenn Brown

Christy Jean Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry Douglas Brown, Stanley Glenn Brown and Christy Jean Brown,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ~~19th~~ 21 day of November, 2021.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 11/30/2021 (date of document).

Affiant Signature

11/30/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30th day of November, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025