Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of ~~Davidson~~ Williamson BS
The actual consideration or value, whichever is greater, for this transfer is $331,000.00.

Affiant

File Number: 22010125

Karen Johnson Davidson County
Batch# 812348 DEEDWARR
02/28/2022 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,224.70
20220228-0022345

Subscribed and sworn to before me, this 16th day of February, 2022.

Notary Public
My Commission Expires: 3-7-22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Yessenia A. Lendos Perez	Yessenia A. Lendos Perez	133-15-0-056.00
248 Welch Rd.	4036 Haverstalk Dr.	
Nashville, TN 37211	Spring Hill, TN 37174	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kristie Susanne Kidd**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Yessenia A. Lendos Perez**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Certain tract of land in Davidson County, Tennessee, more particularly described as follows, to-wit:
Being Lot No. 39 on the Plan of Section I, Herbert Heights, as of record in Book 3500, Page 28, Register's Office for said County.
Said Lot No. 39 fronts 68 feet on the Northerly side of Welch Road, and extends back 233.84 feet on the Westerly line and 263.79 feet on the Easterly line, to a deed line in the rear on which it measures 94.72 feet.

Being the same property conveyed to Bobby Charles Brown and wife, Shirley M. Brown, by Deed from William O. Simpkins and James H. Brewer, of record in Book 3785, Page 337, Register's Office for Davidson County, Tennessee.

Final Decree of Divorce of record in Book 7121, Page 955, Register's Office for Davidson County, Tennessee. Said Bobby Charles Brown became deceased December 21, 1991, survived by Sarah Brown, Robert Charles Brown, Carolyn Rychen and Kristie Susanne Brown.

Being the same property conveyed to Shirley M. Brown by Quitclaim Deed from Sarah Brown, Robert Charles Brown, Carolyn Rychen and Kristie Susanne Brown, of record in Book 9159, Page 151, Register's Office for Davidson County, Tennessee. Shirley M. Brown died on March 15,2021.

Said Shirley M. Brown became deceased on March 15, 2021, leaving Last Will and Testament filed for Probate in Docket No. 21P1150 Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Kristie Susanne Kidd is appointed the Executrix of the Estate of Shirley Yvonne McGalliard Brown, deceased.

Being the same property conveyed to Kristie Susanne Kidd by Executrix's Deed from Kristie Susanne Kidd, the Executrix of the Estate of Shirley Yvonne McGalliard Brown of record in Instrument No. 20211201-0158405 Register's Office for Davidson County, Tennessee, dated November 12, 2021 and recorded on December 1, 2021.

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE

SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 248 Welch Rd., Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of February, 2022.

Kristie Susanne Kidd

Kristie Susanne Kidd

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kristie Susanne Kidd with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 16th day of February, 2022.

Notary Public at Large
My Commission Expires: 2/22/25

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, **Nick Harris**, 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 2/16/2022

Affiant Signature

2/16/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of February, 2022.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY