Karen Johnson Davidson County
Batch# 879049 DEEDWARR
06/27/2022 03:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,472.60
20220627-0073722

Name and Address of New Owner:
Sterling Goller Brown
418 Westchester Drive
Madison, TN 37115

Send Tax Bills To:
New owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 042 14 0 082.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jose Arita Landaverde, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sterling -Goller Brown, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF SECTION ONE BLAIR ESTATES OF RECORD IN PLAT BOOK 2683, PAGE 24, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST MARGIN OF HOLIDAY DRIVE AT THE CORNER OF LOTS NOS. 1 AND 2; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 213.66 FEET TO A POINT; THENCE SOUTHERLY 28 FEET TO A POINT, THENCE EASTERLY 100 FEET TO A CORNER OF LOT NO. 3; THENCE WITH THE LINE BETWEEN LOTS NOS. 2 AND 3, SOUTHERLY 179.39 FEET TO THE NORTH MARGIN OF WESTCHESTER DRIVE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 217.86 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHWESTERLY 44.15 FEET TO THE EAST MARGIN OF HOLIDAY DRIVE; THENCE WITH THE MARGIN OF THE SAME, 95.3 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE FOREGOING DESCRIPTION BUT EXCLUDED FROM THE PROPERTY OWNED BY RAYMOND NEAL DENNY AND WIFE, BILLIE DENNY IS A 0.02 ACRE TRACT AWARDED TO THE STATE OF TENNESSEE DEPARTMENT OF HIGHWAYS BY DECREE OF RECORD IN BOOK 3844, PAGE 796, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Jose Arita Landaverde, a married man by Warranty Deed from Ann Marie Denny and Grant F. Denny, Jr., wife and husband of record as (book) 9521 / (page) 366, (instrument) 20161219-0132575 in the Register's Office for Davidson County, Tennessee, dated December 13, 2016 and recorded on December 19, 2016.

** Delmy D Arita hereby signs to convey any marital interest in the property .

For Information Only: Being Parcel 042 14 0 082.00
Being also known as 418 Westchester Drive, Madison, TN 37115

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of June, 2022.

_____(SEAL)
Jose Arita Landaverde

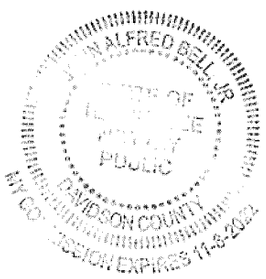
_____(SEAL)
Delmy D Arita

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2022, before me personally appeared Jose Arita Landaverde and Delmy D Arita, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of June, 2022.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

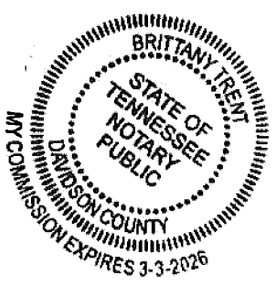
STATE OF TENNESSEE TN)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $398,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jill M Nelly
(Affiant)

Sworn to and subscribed before me this
9th day of June, 2022.

VR
Notary Public
My commission expires: 3-3-26
File No. 2022-4714-BT



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allisan Taylor, 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 June 9, 2022.

Date

Affiant Signature

6/23/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of June, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON