Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0258

Karen Johnson Davidson County
Batch# 893786 **DEEDWARR**
07/26/2022 10:13:01 AM 2 pgs
Fees: $13.00 Taxes: $1,128.59

20220726-0085136

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,025.00

Kim Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of July, 2022

Kayla R. Johnson
Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson — STATE OF TENNESSEE NOTARY PUBLIC — SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yael Vasquez 4012 Hollis Hill Drive Nashville, TN 37211	NEW OWNER	147-12-0B-038.00 CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Manous Bracey, IV, Administrator of the Robert E. Garrett Jr. Estate

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yael Vasquez, unmarried

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. 38, on the Final Plat of Classic Meadows, of record in Instrument No. 20040715-0084487, as corrected by Certificate of Correction of record in Instrument No. 20050303-0023638, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Robert E. Garrett, Jr., a single man, by Quitclaim Deed from June H. Garrett, a single woman, by Elizabeth Hickman, Conservator, dated 9/15/2016 and recorded 9/27/2016 in Instrument No. 20160927-0101609; and the same property previously conveyed to Robert E. Garrett and wife, June H. Garrett, and Robert E. Garrett, Jr. by Warranty Deed from Classic Homes BOS, LP, dated 2/10/2005 and recorded 2/11/2005 in Instrument No. 20050211-0019186, Register's Office for Davidson County, Tennessee.

The said Robert Garrett (aka Robert E. Garrett, Sr.) died April 21, 2016, leaving his interest to his wife, June H. Garrett. Elizabeth B. Hickman was authorized to convey June H. Garrett's interest in the property solely to her son, Robert E. Garrett, Jr. pursuant to Order Approving Conservator's Conveyance of interest in subject property filed 9/2/2016 in Docket No. 09P-20 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). June H. Garrett has since died on September 27, 2017.

The said Robert E. Garrett, Jr. died intestate on February 3, 2018. His estate is being administered in Docket No. 19P-1080 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). The initial Adminstratrix of his estate by Order filed 7/25/2019 was Doreen Matheney, who subsequently died on April 1, 2021. By Order filed 7/22/2021, Manous R. Bracey IV was appointed as Successor Administrator. Manous R. Bracey IV was granted the authority to execute any deed, closing statement, or other document necessary to effectuate the closing of the sale and transfer of title by Order Approving Contract to Sell Real Property, filed 7/22/22 in Docket No. 19P-1080, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4012 Hollis Hill Drive, 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 and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of July, 2022.

Estate of Robert Garrett, Jr.

By: _____
Manous Bracey, IV, Administrator

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Manous Bracey, IV, Administrator of Estate of Robert Garrett, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 25th day of July, 2022.

_____
Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024