Karen Johnson Davidson County
Batch# 937996 DEEDWARR
11/04/2022 11:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,479.63
20221104-0119122

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $399,900.00. **Affiant** Subscribed and sworn to before me, this 3rd day of November, 2022. Notary Public My Commission Expires: 4/17/2026

WILLIAM BROWN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires APRIL 11 2026

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Madalyn and Nelson Mwangi 219 Eldon Court Nashville, TN 37214	Churchill Mortgage Corp. 1749 Mallory Lane #100 Brentwood, TN 37027	085-11-0-068.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIN T. BROWN, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MADALYN MWANGI AND NELSON MWANGI, wife and husband**, hereinafter called the Grantees, their

heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Stanford Country Club Estates, Section One, of record in Book 2900, Page 50, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 57 fronts 95 feet on the northerly side of Eldon Court, and runs back 207 feet on the easterly line and 239.77 feet on the westerly line, to a dead line in the rear on which it measures 100.47 feet.
>
> Being the same property conveyed to Erin T. Brown, unmarried, by deed from Rebecca Jean Rodgers Smith, unmarried, of record as Instrument No. 20180821-0082809, dated August 20, 2018, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Plat Book 2900, Page 50, Register's Office for Davidson County, Tennessee.

This is improved property known as: 219 Eldon Court, Nashville, TN 37214

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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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.

{Signature page to follow}

WITNESS my hand this 3rd day of November, 2022.

Erin T. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERIN T. BROWN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of November, 2022.

Notary Public

My Commission Expires: 5.5.2025

HEATHER A. DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025

202211040119122

True Copy Certification

I, Heather A. Derrick, 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 November 3, 2022.

Affiant Signature

Date: November 3, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of November, 2022.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

