WARRANTY DEED

Karen Johnson Davidson County
Batch# 978589 DEEDWARR
03/08/2023 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20230308-0016846

File No.: RES-23-4105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/20/2026
(AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roberto Rodriguez Melendez	New Owner	148 15 0 248.00
(NAME)	(NAME)	
108 Cimarron Court Antioch, TN 37013		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **BOBBIE L. BREWER, AN UNMARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ROBERTO RODRIGUEZ MELENDEZ, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 54, on the Plan of Section 6, Apache Hills, of record in Plat Book 5200, Page 173, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to William Allen Brewer, from CitiFinancial Mortgage Company, Inc., by its duly authorized Attorney in Fact National Default Services, LLC, a Delaware Limited Liability Company dba First American Asset Closing Services, (FAACS), by Special Warranty Deed dated October 8, 2008, recorded October 24, 2008, in Instrument No. 20081024-0106504, in the Register's Office of Davidson County, Tennessee. The said William Allen Brewer aka William A "Bill" Brewer died testate, on May 12, 2018 devising subject property to Bobbie L. Brewer. See Order to Admit Last Will and Testament to Establish a Muniment of Title to Real Estate of record in Instrument No. 20180612-0056117, in the Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 4105 Eastview Drive, Nashville, TN 37211
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 21st day of February, 2023

Bobbie L. Brewer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of February, 2023, before me personally appeared Bobbie L. Brewer, 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 21st day of February, 2023.

Notary Signature
My commission expires: 10/20/2026

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 2-21-23 (date of document).

Affiant Signature

3-7-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 of March, 2023.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025