WARRANTY DEED

File No. 2023-20

Karen Johnson Davidson County
Batch# 1001524 DEEDWARR
05/10/2023 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230510-0034735

STATE OF: TENNESSEE
COUNTY OF: RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
2615 Medical Center Parkway, suite 1560
Murfreesboro, Tennessee 37129
(615)785-3775

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Miramontes And Yolanda M. Miramontes	New Owner	
1031 Nesbitt Dr.	1031 Nesbitt Dr.	**042 01 0 045.00**
Nashville, TN 37207	Nashville, TN 37207	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **James M. Brown, unmarried, as surviving tenant by its entirety,** has this day bargained and sold and does hereby transfer and convey unto **Martin Miramontes and Yolanda M. Miramontes, husband and wife,** their heirs and assigns, forever, 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 No. 51 on the Plan of Ozark Hills* as of record in Book 3700, Page 20, Register's Office for Davidson County, Tennessee, as amended by an instrument recorded in Book 4181, Page 562, said Register's Office.**

Being the same property conveyed to James M. Brown and Maxine C. Brown, as tenants in common with rights of survivorship, by Quitclaim Deed from James M. Brown, Cynthia L. Brown and Maxine C. Brown, dated July 9, 2021, and recorded in Instrument No. 20210721-0097921, in the Register's Office for Davidson County, Tennessee.

***Maxine C. Brown, having died December 9, 2022, leaving James M. Brown as surviving tenant by its entirety. **James M. Brown being one and the same as J.M. Brown. ***Erroneously referred to in prior deeds as Ozard Kills.

This is improved property known as: 1031 Nesbitt Dr., Nashville, TN 37207.

This conveyance is further subject to (1) applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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 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 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 our hands this 5th day of May 2023.

J. M. Brown

James M. Brown

STATE OF: TN

COUNTY OF: DAVIDSON

Before me, the undersigned Notary Public, personally appeared, James M. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person(s) who acknowledged that he/she executed the foregoing instrument, for the purposes therein contained.

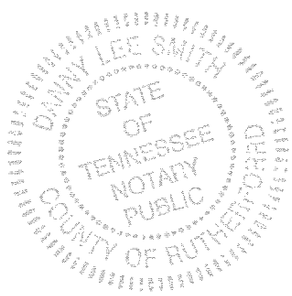
Witness my hand and official seal at office, this 5th day of May ,2023.

My Commission Expires: 2/24/26

Danny Lee Smith

Notary Public

Prepared by and Return to: American Title and Escrow, LLC
2615 Medical Center Parkway
Suite 1560
Murfreesboro, TN. 37129
(615) 785-3775



Certificate of Authenticity

I, Celia Stewart-Rouse, 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 5/5/23.

Date

Celia Stewart-Rouse

Affiant Signature

5/5/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 5th day of May, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY