Karen Johnson Davidson County
Batch# 1040843 DEEDWARR
08/21/2023 02 27 06 PM 2 pgs
Fees $13 00 Taxes $1,646 50
20230821-0065115

PREPARED BY (AND RETURN TO)
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DW) Title No : 63232
Dav Co File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sergio Carrillo Carranza 4040 Stonybrook Drive Nashville, TN 37221	NBKC Bank ISAOA 8320 Ward Parkway Kansas City, MO 64114

TAX MAP PARCEL NUMBERS: 141060C09200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$445,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katherine N. Brown, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sergio Carrillo Carranza** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No 87 on the Plan of Riverbridge Community, Phase IB of record in Instrument No 20030709-0094605, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katherine N Brown, an unmarried woman, by Warranty Deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee corporation, dated May 14, 2004 and recorded on May 24, 2004 of record in Instrument No 20040524-0060807, Register's Office for Davidson County, Tennessee

Description Reference Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to Taxes for 2023, and subsequent years, The Plan of record in Instrument No. 20030709-0094605, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description The Declaration of Covenants, Conditions and Restrictions of record in Instrument No 20030205-0016044, Instrument No 20030218-0020999; Instrument No. 20030303-0027396, and Instrument No 20030806-0111893, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Stormwater Detention Agreement of record in Instrument No. 20021217-0155374, said Register's Office Charter of Riverbridge Homeowners Association, Inc of record in Instrument No. 20030218-0020998, said Register's Office Easement to Comcast of Nashville I, LLC of record in Instrument NO 20121114-0104692, said Register's Office. Easement to U S Sprint Communications Company of record in Insturment No. 20140114-0003778, said Register's Office.

This is improved property, known as 4040 Stonybrook Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 17th day of August, 2023

Katherine N. Brown

State of Tennessee

County of Davidson

On this 17th day of August, 2023, before me the undersigned authority, personally appeared Katherine N. Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

My Commission Expires

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $445,000 00.

Affiant

Sworn and subscribed before me this 17th day of August, 2023

My Commission Expires

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary