This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Karen Johnson Davidson County
Batch# 1055645 DEEDWARRSP
09/29/2023 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230929-0076718

SEND TAX BILL TO
ADDRESS NEW OWNER:
MA DE JESUS MEDRANO-ESCARENO
1048 Blue Mountain Lane
Antioch, TN 37013

MAP 097 09 0 026.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Luck, Executor of the Michael Thomas Kavanaugh Estate** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **MA DE JESUS MEDRANO-ESCARENO**, a married woman, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 34 on the Plan of Hickory Bend Subdivision, Section 7, as of record in Book 3600, page 29, said Register's Office.
> Said Lot No. 34 fronts 60 feet along the northeasterly side of Oak Cliff Drive and runs 228.8 feet on the northwesterly line and 165 feet on the southeasterly line to a broken line of two segments at the rear measuring 134.59 feet thereon.
>
> Being the same property conveyed to Michael Thomas Kavanaugh and wife, Suzette Kavanaugh by Deed dated November 22nd, 1980, from Dimple E. Pippin (now Spencer) and husband, Thomas Spencer and John T. Pippin of record in Book 5682, page 997, and re-recorded in Book 5697, page 396 Register's Office for Davidson County, Tennessee. The said Suzette Kavanaugh died on July 09, 2011, (Certificate of Death attached as Exhibit A), then Michael Thomas Kavanaugh died on July 23, 2022, testate, See Probate Case No. 22P-1869, Davidson County Circuit Court, Probate Division, naming Thomas Luck Executor of the Michael Thomas Kavanaugh Estate with full power to convey property without joinder of any beneficiary.

This is improved property known as 3406 Oak Cliff Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hickory Bend, Section 7, as recorded in Plat Book 3600, Page(s) 29.

11. Covenants, Conditions and Restrictions as set forth in Outline of Restrictive Covenants recorded in Book 3341, Page 265 and Book 3642, Page 478.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property,

insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, her heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against any person or entinty taking by, thru, or under Grantor.

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 its hand this the ~~29~~28th day of September, 2023.

the Estate of Michael Thomas Kavanaugh

By Thomas Luck, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Thomas Luck,, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as Executor of the Michael Thomas Kavanaugh Estate, with the authority to do so, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this ~~29~~28th day of September, 2023.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES MARCH 6, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $320,000.00.

AFFIANT

Subscribed and sworn to before me on this ~~29~~28th day of September, 2023.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES MARCH 6, 2027

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am a licensed attorney 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 9/28/23

Affiant Signature Date 9/28/23

State of Tennessee; County of Davidson
Sworn to and subscribed before me on this 28th day of September, 2023,

Notary Public

CAITLIN MARIE SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

STATE OF TENNESSEE
Office of Vital Records

EXHIBIT A

D1098946

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER

1. NAME OF DECEDENT (First, Middle, Last): Colette Kavanaugh
2. SEX: Female
3. DATE OF DEATH (Month, Day, Year): July 5, 2011
4. SOCIAL SECURITY NUMBER: [redacted]
5. AGE-Last Birthday (Years): 62
6. IF UNDER 1 YEAR, AGE-Last Birthday (Months): Days:
7. IF UNDER 24 HOURS, AGE-Last Birthday (Hours): Minutes:
8. BIRTHPLACE (City and State or Foreign Country): Bowling Green, Kentucky

DECEDENT

9. RESIDENCE-STATE: TN
10. COUNTY: 19
11. CITY, TOWN, OR LOCATION OF RESIDENCE: Nashville
12. STREET AND NUMBER: 3406 Oak Cliff Dr.
13. APT. NO.:
14. ZIP CODE: 37214
15. WAS DECEDENT OF HISPANIC ORIGIN? (If yes, specify Cuban, Mexican, Puerto Rican, etc.): No
16. RACE-American Indian, Black, White, etc. (Specify): White
17. DECEDENT'S EDUCATION (Specify only highest grade completed): Elementary/Secondary (0-12): 12 College (1-4 or 5+): 2 yr.
18. WAS DECEDENT EVER IN U.S. ARMED FORCES?: No
19. MARITAL STATUS AT TIME OF DEATH (Married, Never Married, Widowed, Divorced): Married
20. SURVIVING SPOUSE (If wife, give maiden name): Mike Kavanaugh
21. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired): Secretary
22. KIND OF BUSINESS/INDUSTRY: Metro Schools

PARENTS

23. FATHER'S NAME (First, Middle, Last): Harold James Meeks
24. MOTHER'S NAME (First, Middle, Maiden Surname): Anna Dean Jones

INFORMANT

25. INFORMANT'S NAME (Type/Print): Mike Kavanaugh
26. RELATIONSHIP TO DECEASED: Husband
27. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code): 3406 Oak Cliff Dr., Nashville, TN 37214

DISPOSITION

28. METHOD OF DISPOSITION: Burial
29. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place): Hermitage Memorial Gardens
30. LOCATION-City or Town, State: Hermitage, Tennessee
31. SIGNATURE OF FUNERAL DIRECTOR: Wendell Byrd
32. LICENSE NUMBER OF FUNERAL DIRECTOR: 2556
33. SIGNATURE OF EMBALMER: Richard Mansour
34. LICENSE NUMBER OF EMBALMER: 3197
35. NAME AND ADDRESS OF FACILITY: Woodbine Funeral Home, Inc., Hickory Chapel
3882 Nolensville Road, Nashville, Tennessee 37211
36. LICENSE NUMBER OF FACILITY: 760

REGISTRAR

37. REGISTRAR'S SIGNATURE: Marshall Stark for DF
38. DATE FILED (Month, Day, Year): July 18, 2011

CERTIFIER

39. [X] SIGNATURE AND TITLE OF PHYSICIAN: For
40. LICENSE NUMBER: 20024
41. DATE SIGNED (Month, Day, Year): 7/19/11
42. [ ] SIGNATURE AND TITLE OF MEDICAL EXAMINER:
43. LICENSE NUMBER:
44. DATE SIGNED (Month, Day, Year):
45. NAME AND ADDRESS OF PERSON COMPLETING CAUSE OF DEATH (Physician): Robert L. Ferri, M.D.
1301 20th Ave. N., 8th Fl., Nashville, TN 37208

CAUSE OF DEATH

46. IMMEDIATE CAUSE (Final disease or condition resulting in death): a. [redacted] — Interval between Onset and Death: 5 y
Sequentially list conditions, if any, leading to the immediate cause. Enter UNDERLYING CAUSE (disease or injury that initiated events resulting in death) LAST.
b. DUE TO (OR AS A CONSEQUENCE OF):
c. DUE TO (OR AS A CONSEQUENCE OF):
d. DUE TO (OR AS A CONSEQUENCE OF):
Part II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.
47. WAS AN AUTOPSY PERFORMED?: No
48. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH?: No

INJURY

49. DATE OF INJURY (Month, Day, Year):
50. TIME OF INJURY:
51. INJURY AT WORK?: No
52. DESCRIBE HOW INJURY OCCURRED:
53. PLACE OF INJURY (At home, farm, street, factory, office building, etc. (Specify)):
54. LOCATION (Street and Number or Rural Route Number, City or Town, State):

Manner of Death: 1 Natural 2 Accident 3 Suicide 4 Homicide 5 Pending Investigation 6 Could not be Determined

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

14369594

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
State Registrar

1 4 3 6 9 5 9 4
Date Issued: Sep-16-2022

CERTIFICATION OF VITAL RECORD

D20230929007671B