Karen Johnson Davidson County
Batch# 1084929 DEEDWARR
12/21/2023 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20231221-0098582

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$489,900.00**

Subscribed and sworn to before me this 19th day of December, 2023.

Notary Public **Affiant**
My Commission Expires: 4-19-26

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Joas Aguilar Flores **104 Edgebrook Road** **Goodlettsville, TN 37072**	Same as New Owner	**033-11-0-005.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **James S. Myers, Executor of the Estate of Dorris E. Myers**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Joas Aguilar Flores, unmarried man and Cecelia Rios Lorenzo, unmarried woman**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 42, Plan of Blair Manor Subdivision, of record in Book 3300, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DORRIS E. MYERS AND WIFE, DORIS M. MYERS, by deed from GAINS HOME BUILDING CORPORATION, a corporation, dated October 28, 1963, of record in Book 3644, page 375, in the Register's Office for Davidson County, Tennessee. DORIS M. MYERS died on or about July 16, 2022, leaving DORRIS E. MYERS as the surviving tenant by the entirety. DORRIS E. MYERS died testate on or about July 30, 2023. Pursuant to the terms of his will of record in Docket No. 23P1568, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate.

This is improved property known as: 104 Edgebrook Road, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am

lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 19th of December, 2023.

Estate of Dorris E. Myers

James S. Myers, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Russell E. Freeman,** a Notary Public in and for said County and State, **James S. Myers,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 19th day of December, 2023.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/19/23 (date of document).

Jennifer Russell
Affiant Signature

12/21/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21 day of December 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

