EXECUTOR'S DEED

Karen Johnson Davidson County
Batch# 1161301 DEEDWARR
07/24/2024 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $991.60
20240724-0055909

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 19th DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TERESA TIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

THIS INSTRUMENT WAS PREPARED BY
Title Center of the South, LLC
783 Old Hickory Boulevard, Suite 110
Brentwood, TN 37027

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S):
Carlos Acosta	Rocket Mortgage LLC	
(NAME) **2247 Maplecrest Dr.**	(NAME) 1050 Woodward Ave	**Map Parcel 08411007600**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY EIGHT THOUSAND AND NO/100 DOLLARS ($268,000.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **KATHERINE FREEMAN, EXECUTRIX OF THE ESTATE OF JOHN VERNON BROGDEN**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO **CARLOS ACOSTA, MARRIED**, HEREINAFTER CALLED GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, more particularly described as follows:

Lot No. 35 on the Plan of Maplecrest as of record in Plat Book 1835, pages27 & 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property as conveyed to John Vernon Brogden, unmarried, from Margaret Brogden Petre f/k/a Margaret B. Williams, married, by Quitclaim Deed recorded on 01/27/11 in Instrument Number 20110127-0007416, among the land records of Davidson County, TN. The said John Vernon Brogden died on 02/20/24. Being also the same property as conveyed to John Vernon Brodgen, unmarried, a 50% undivided interest from Margert Brogden Petre f/k/a Margaret B. Williams, married, by Quitclaim Deed recorded on 10/01/10 in Instrument Number 20101001-0078582, among the land records of Davidson County, TN. Being also the same property as conveyed to Margaret B. Williams from Stacey L. Croney, only heir at law of Fred W. Alderidge, by Warranty Deed recorded on 05/09/03 in Instrument Number 20030509-00602553, among the land records of Davidson County, TN.

Being also known as 2247 Maplecrest Dr., Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Granter and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

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 my/our hand(s) this the 19 day of July, 2024.

Katherine Freeman, Executrix of the Estate of John Vernon Brogden

Katherine Freeman,
Executrix of the Estate of John Vernon Brogden

STATE OF Tennessee

COUNTY OF Davidson

On this 19 day of July, 2024, before me personally appeared Katherine Freeman, as Executrix of the Estate of John Vernon Brogden, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of July, 2024.

Notary Public
My commission expires: 1/31/26

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 07/19/24 (date of document).

Affiant Signature

07/19/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 19th day of July, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL

202407240055909