Karen Johnson Davidson County
Batch # 1186937 DEEDWARR
09/26/2024 11:16:29 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20240926-0074705

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Otilia Vasquez Contreras
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2024.

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

06-NSH24-08321

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alvaro Ramirez Roman and Otilia Vasquez Contreras 327 Glenpark Drive Nashville, TN 37217	Same as New Owner	120 06 0 035.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephanie Lee Shirley F/K/A Stephanie S. Shirley-Brown, an unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Otilia Vasquez Contreras, single and Alvaro Ramirez Roman, single, as tenants in common with right of survivorship,** hereinafter called the Grantees, their successors and assigns, a 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. 5D-7, on the Plan of GLENGARRY PARK, SECTION 5D, of Record in Plat Book 3600, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephanie S. Shirley-Brown, a married woman, by Quitclaim Deed from Stephanie S. Shirley-Brown a/k/a Stephanie S. Brown and Billy Brown, wife and husband, of record in Instrument No. 20111102-0085238, in the Register's Office of Davidson County, Tennessee, dated October 26, 2011 and recorded on November 02, 2011.

Being the same property conveyed to Stephanie S. Brown and husband, Billy Brown, by Warranty Deed from Delton H. Frost and wife, Sharon F. Frost, of record in Book 11346, Page 3, in the Register's Office of Davidson County, Tennessee, dated February 12, 1999 and recorded on February 19, 1999.

Stephanie Lee Shirley and Stephanie S. Shirley-Brown are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 327 Glenpark Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of September, 2024

Stephanie Lee Shirley

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Stephanie Lee Shirley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 24th day of September, 2024.

Notary Public

My Commission Expires: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY