Karen Johnson Davidson County
Batch# 1198674 DEEDWARR
10/30/2024 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20241030-0083517

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $412,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of October, 2024.

Notary Public

My commission expires: 6/25/25

(Notary Stamp)

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Eddy D. Toledo Pappa and Aura Marina Franco Perez	Eddy Toledo Pappa & Aura Perez	173-11-0A-051.00-CO
2084 Stanford Village Dr	1105 Parklawn Dr.	
Antioch, TN 37013	Nashville TN 37211	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Will Jared Brown and Catherine Taylor Brown, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Eddy D. Toledo Pappa and Aura Marina Franco Perez, husband and wife

(hereinafter called the "Grantees"), their 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. 22 on the Plan of Section Two, Stanford Village, of record n Doc. No. 20010226-0017614, in the Register's Office for said County.

Said Lot No. 22 fronts 60.00 feet on the Northerly margin of Stanford Village Drive and extends back 156.50 feet on the Westerly line and 156.00 feet on the Easterly line to a dead line in the rear, measuring 60.00 feet thereon.

Being the same property conveyed to Will Jared Brown and Catherine Taylor Brown, husband and wife by Warranty Deed from William Glen Brannen, unmarried of record in Instrument No. 20201221-0150750 Register's Office for Davidson County, Tennessee, dated December 10, 2020 and recorded on December 21, 2020.

This is improved property known as **2084 Stanford Village Dr, Antioch, TN 37013.**

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 25th day of October, 2024.

Will Jared Brown

Catherine Taylor Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Will Jared Brown and Catherine Taylor Brown, the 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of October, 2024.

Notary Public

My Commission Expires: 9/14/25

MICHELLE W. LOCKE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Lenders Title Company File No. 24-001798-524

SP 11/2015

Tennessee Certification of Electronic Document

I, Emma Howard, 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 10/25/24 (date of document).

Emma Howard
Affiant Signature

10/25/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25 day of October, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL