294,000

WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~Robertson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$300,000 00~~ $294,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd day of March, 2025

Notary Public 3/6/28

My Commission Expires

Karen Johnson
Batch # 1243938
03/06/2025 11:26 41 AM
Fees $13 00 Taxes $1,087 80

Davidson County
DEEDWARR
2 pgs

20250306-0016929

DANA M. FORSYTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2028

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS
Daniel Dominguez Miranda, Maria Nieto Quintana, and Milagros Carapia Nieto	U.S. BANK N A	044-13-0- 031 00
208 Claudia Drive	2800 TAMARACK RD	
Nashville, TN 37138	OWENSBORO, KY 42301	

For and 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, I/we, Toby Brewington, and Michael Brewington, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Daniel Dominguez Miranda and Maria Nieto Quintana, ~~a married couple~~, and Milagros Carapia Nieto, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

Being Lot No 13 on the Plan of The Knoll Subdivision, of record in Plat Book 2330, page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Beecher A Brewington, Jr and wife, Geraldine Brewington by Deed dated April 25, 2003 from Beecher A Brewington, Jr , recorded May 9, 2003, in Instrument Number 20030509-0062314, in the Register's Office of Davidson County, Tennessee The said Geraldine Brewington having since died November 24, 2022 leaving the subject property vested in Beecher A Brewington, Jr as the surviving tenant by the entirety The said Beecher A Brewington, Jr having since died testate July 31, 2024 Pursuant to the Last Will and Testament probated under Case No 24P-1753, Probate Court for Davidson County, Tennessee, the subject property was devised to Michael Brewington and Toby Brewington

This conveyance is subject to the following:

Any and all easements and minimum building setback lines of record

All matters as shown on plat of record in Plat Book 2330, Page 94, said Register's Office

Restrictions of record in Book 2595, Page 523, Register's Office said County

Taxes for the year 2025 are a lien, not yet due and payable and subsequent years

This is unimproved X improved property, known as 208 Claudia Drive, Nashville, TN 37138

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 hand this 3rd day of March, 2025

[redacted]
Toby Brewington

Michael Brewington

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 3rd day of March, 2025, before me personally appeared Toby Brewington and Michael Brewington, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 3rd day of March, 2025

Notary Signature
My commission expires
5-20-25

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. JM-BR-25-208