Karen Johnson Davidson County
Batch# 1259961 DEEDWARR
04/15/2025 08:14:30 AM 4 pgs
Fees: $23.00 Taxes: $633.90
20250415-0028372

THIS INSTRUMENT PREPARED BY:
BEN WRIGHT, ATTORNEY AT LAW, PLLC
816 N. MILITARY AVENUE, SUITE 2
LAWRENCEBURG, TN 38464
File # 25261KM

FROM: EDWARD DWIGHT BROWN, SR., DEVISEE UNDER THE WILL OF DONALD EUGENE BROWN

TO: MICHEAL BESADA, A MARRIED PERSON

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED SEVENTY- ONE THOUSAND THREE HUNDRED TWENTY FIVE AND NO/100--- ($171,325.00) ---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, EDWARD DWIGHT BROWN, SR., DEVISEE UNDER THE WILL OF DONALD EUGENE BROWN, have bargained and sold, and by these presents, do transfer and convey unto the said MICHEAL BESADA, A MARRIED PERSON, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Being **Lot no. 17-A** on plan of Zone Lot Division, Lot 17 on the Plan of Resubdivision of Reserve Parcel E. Mangum Heights and Lot 17 and Reserve Parcel B, Section Two Bakertown Gardens of record in Book 6050, Page 139, amended in Book 6250, Page 425, Register's Office of Davidson County, Tennessee. Said Lot No. 17-A fronts 58.85 feet on the northeasterly margin of Wharton Drive and extends back 165.64 feet on the northwesterly line and 156.84 feet to the southerly line to a dead line in the rear, measuring 26.40 feet thereon.

Subject to all matters shown on the Plan of record in Plat Book 2330, Page 147, Register's Office of Davidson County, Tennessee.

Subject to Restrictions of record in Book 2745, Page 621, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Don Brown, unmarried by Deed from Shaun Donovan, the Secretary of Housing and Urban Development of Washington D.C. of record in Instrument No. 20111102-0085522, dated October 31, 2011, Register's Office for said County. The said Don Brown is a/k/a Donald E. Brown and Donald Eugene Brown. The said Donald E. Brown having since died on November 7, 2021. See Probate Case No. P21-2477, Clerk & Master's Office of Lawrence County,

Tennessee. Also see Order Admitting Will to probate in Instrument No. 20241021-0081339 and Last Will and Testament of record in Instrument No. 20241021-0081340, Register's Office of Davidson County, Tennessee. The Last Will and Testament of the said Donald Eugene Brown having devised subject property to Edward Dwight Brown, Sr.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

MAP/PARCEL 148-06-0-138.00
PROPERTY ADDRESS: 3728 WHARTON DRIVE, NASHVILLE, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said MICHEAL BESADA, his heirs and assigns forever. And I do covenant with the said MICHEAL BESADA, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for all matters as set out above.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to MICHEAL BESADA, her heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 11th DAY OF APRIL, 2025.

ESTATE OF DONALD EUGENE BROWN

BY: Edward D Brown Sr
EDWARD DWIGHT BROWN, SR., DEVISEE

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 11th day of April, 2025, before me personally appeared EDWARD DWIGHT BROWN, SR., DEVISEE UNDER THE WILL OF DONALD EUGENE BROWN, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

BENJAMIN H. WRIGHT STATE SEAL OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 4/3/27

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is **$171,325.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Dixi Mosley, agent
AFFIANT

Subscribed and sworn to before me this 11th day of April, 2025.

BENJAMIN H. WRIGHT STATE SEAL OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 4/3/27

NEW OWNER(S): MICHEAL BESADA
ADDRESS: 3023 WAYWOOD DRIVE, MURFREESBORO, TN 37128

SEND TAX BILLS TO:
NEW OWNER:
MICHEAL BESADA
3023 WAYWOOD DRIVE
MURFREESBORO, TN 37128

MAIL RECORDED DOCUMENT TO:

METROPOLITAN AND ESCROW, INC.
217 PINEWAY DRIVE
NASHVILLE, TN 37217

Certification of Recorded Documents

I, Channing Miles, 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 April 11, 2025.

(AFFIANT) – Channing Miles

04/11/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 11th day of April, 2025.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY