Karen Johnson Davidson County
Batch# 1265009 DEEDWARR
04/25/2025 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20250425-0031945

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

Subscribed and sworn to before me, this 24TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/22/24

(AFFIX SEAL)

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2024

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Irbais Mojena Alcantara and Yenia Gonzalez Bango, both unmarried	New Owner (NAME)	
114 Draper Drive (ADDRESS)	(ADDRESS)	033-04-0-012.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Laura Katherine Spicer, individually, and as Executrix for the Estate of Bess Bruce Bryan, deceased, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Irbais Mojena Alcantara and Yenia Gonzalez Bango, both unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being a Lot No. 15 in the Plan of Goodlettsville Heights, Section III, a plat of which is of record in Book 1835, Page 98, Register's Office of Davidson County, Tennessee.

Said Lot No. 15 fronts 165.5 feet on the Northerly side of Draper Drive and runs back 278.5 feet on the rear line and 252 feet on the West line, and shows 110.7 feet on the rear line.

Being the same property conveyed to Edward C. Bryan and wife, Bess Bruce Bryan by Warranty Deed from Lois Bruce Ray and Bess Bruce Bryan of record in Book 5131, page 257, Register's Office for Davidson County, Tennessee, dated April 02, 1977 and recorded on April 05, 1977.

The said Edward Clinton Bryan died on or about February 24, 2010, leaving Bess Bruce Bryan as the surviving tenant by the entirety. The said Bess Bruce Bryan, also known as Bess Katherine Bryan, died on or about May 20, 2024. Reference is made to the last will and testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 24P1804, in which she names Laura Katherine Spicer as devisee and Executor.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 114 Draper Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 24th day of April, 2025.

WARRANTY DEED
(Continued)

X Laura Katherine Spicer
Laura Katherine Spicer, Individually

Estate of Bess Bruce Bryan
X BY: Laura Katherine Spicer, executrix
Laura Katherine Spicer, Executrix

STATE OF Florida
COUNTY OF Santa Rosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura Katherine Spicer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself to be Executrix of the Estate of Bess Bruce Bryan, Deceased, and in her capacity as such Executrix, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 24 day of April, 2025.

Babette Downs
Notary Public

My Commission Expires: 08/25/2025

BABETTE DOWNS
Notary Public - State of Florida
Commission # HH 169711
My Comm. Expires Aug 25, 2025
Bonded through National Notary Assn.

STATE OF Florida
COUNTY OF Santa Rosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Katherine Spicer, Individually, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 24 day of April, 2025.

Babette Downs
Notary Public

My Commission Expires: 08/25/2025

(SEAL)

BABETTE DOWNS
Notary Public - State of Florida
Commission # HH 169711
My Comm. Expires Aug 25, 2025
Bonded through National Notary Assn.

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4/24/25 (date of document).

Affiant Signature

4/24/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025