Karen Johnson Davidson County
Batch# 1274131 DEEDWARR
05/16/2025 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $802.90
20250516-0038747

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $217,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of May, 2025.

Notary Public:
My Commission Expires: 9/27/26

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: Felacio Resendis 324 Ocala Drive Nashville TN 37211	Send Tax Bills To: New Owner	Map/Parcel Number: 006-00-0-020.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Paul Morgan Brown, married, and Edwin Jay Galbreath, married**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Felacio Resendis, unmarried**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in the 10th Civil District of Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated May 7, 2024, and known as Job No. 240022 as follows:

BEGINNING at an iron pin found in the centerline of Baker Rd., said iron pin being the most easterly northeast corner of this tract and the southeast corner of Edwin J. Galbreath (B.K. 6543, Pg. 492 R.O.D.C., TN); thence with the centerline of said road S10°28'04"E 134.68 feet to a point; thence leaving said road and severing the land of Judith Escue, Sharon McCutcheon, & Edwin Jay Galbreath of which this is a part in Instrument No. 20030423-0054509 (R.O.D.C., TN) S89°54'25"W (passing through an iron pin set at 27.34') 202.90 feet in total to an iron pin set; thence N44°08'02"W 333.01 feet to an iron pin found at a fence corner, the northeast corner of a tract owned by Ronald & Lydia June Calhoun (B.K. 9553 Pg.48 R.O.D.C., TN); thence continuing with said Calhoun's line and generally with a fence N45°27'10"W 326.08 feet to an iron pin found; thence N42°56'37"W 455.67 feet to an iron pin found in the line of Elizabeth Price Jones (Instrument No. 20170410-0034733 R.O.D.C., TN); thence with Jones line and leaving said fence N60°59'29"E 242.58 feet to an iron pin found a corner to Shrum Family Holdings, Inc. (Instrument No. 20111227-0101148 R.O.D.C., TN); thence with said Shrum's line S85°40'50"E 237.58 feet to an iron pin found in the line of a circular tract owned by Mrs. Doris C. & Jim Tant (B.K. 1514, Pg 453 R.O.D.C., TN); thence with Tant's line and a curve to the left having a radius of 119.48 feet, arc length of 565.08 feet, chord bearing of S52°51'32"E, and chord of 167.52 feet to an iron pin found a corner to said Galbreath; thence with Galbreath S29°02'57"E 763.14 feet to the point of beginning containing 7.76 acres more or less.

BEING PART OF the same property conveyed to James Edwin Galbreath and wife, Ruby M. Galbreath by Warranty Deed from Joel E. Hyder and wife, Betty S. Hyder, dated 8/17/1965 and recorded 8/23/1965 in Book 3926, Page 712, Register's Office for Davidson County, Tennessee. The said Ruby M. Galbreath is reported to have died on August 30, 1999, leaving the property vested solely in James Edwin Galbreath.

BY Quitclaim Deed dated 4/8/2003 and recorded 4/23/2003 in Instrument No. 20030423-0054509, Register's Office for Davidson County, Tennessee, James Edwin Galbreath conveyed the parent land to Judith Escue, Sharon McCutcheon and Edwin Jay Galbreath. The said Sharon McCutcheon aka Sharon Edwina McCutcheon died intestate on January 6, 2020, and according to Affidavits of

Heirship recorded 10/13/2022 in Instrument Nos. 20221013-0112452 and 20221013-0112453, her sole heirs were her siblings, Edwin Galbreath and Judith Escue.
The said Judith Escue aka Judith Carolyn Escue died testate on October 1, 2021. According to her Last Will and Testament filed in Docket No. CH23-CV-2 in the Chancery Court for Robertson County, Tennessee, she devised her real property equally to Paul Brown and Clyde Allen Brown. In accordance with said Will, Paul Brown, as Personal Representative of the Estate of Judith Carolyn Escue, conveyed her interest in the parent land to Paul Brown and Clyde Allen Brown by Personal Representatives Deed dated 5/8/2023 and recorded 5/15/2023 in Instrument No. 20230515-0035792, Register's Office for Davidson County, Tennessee,

As of a result of the above described events, the owners of the parent property became Clyde Brown aka Clyde Allen Brown, Paul Brown aka Paul Morgan Brown, and Edwin Jay Galbreath.

BY Quitclaim Deed dated 7/19/2024 and recorded 7/22/2024 in Instrument No. 20240722-0054714, Register's Office for Davidson County, Tennessee, Clyde Allen Brown, Paul Morgan Brown and Edwin Jay Galbreath conveyed the subject 7.76+/- acre tract to Paul Morgan Brown and Edwin Jay Galbreath, as tenants in common.

The Grantors hereby make oath that the above described property was not used as a marital residence.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

This is (__X__) improved (____) unimproved property, known as: 2491 Baker Rd., Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 the 16th day of May, 2025.

Paul Morgan Brown

Edwin Jay Galbreath

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Paul Morgan Brown and Edwin Jay Galbreath , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of May, 2025.

Commission Expires: 09/27/26

Notary Public: Brenda Huntsman

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Certificate of Authenticity

I, **Brenda Huntsman**, 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 5/16/25.

Date

Brenda Huntsman

Affiant Signature

5/16/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of May, 2025.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

