Karen Johnson Davidson County
Batch# 1274222 DEEDWARR
05/16/2025 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250516-0038872

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd Street, PO Box 82
Ashland City, TN 37015

Estate of Roger C. Brown

TO NEW OWNERS:
Marc John Vecchio and Lisa Margaret Fair Vecchio
8872 McCrory Lane
Nashville, TN 37221

Map & Parcel:
155-00-0-056.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Robert Edmondson, Executor of the Estate of Roger C. Brown, Grantor herein; have bargained and sold and by these presents do convey unto Marc John Vecchio and wife, Lisa Margaret Fair Vecchio, Grantees herein, their heirs, successors and assigns, the following described property:

Land in the 35th Civil District of Davidson County, Tennessee, Being Lot No. 1, as shown on the map entitled Roger C. Brown Testamentary Trust Subdivision, of record as Instrument No. 20250509-0036739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description thereof.

Being the same property conveyed to ROGER C. BROWN AND WIFE, MILDRED C. BROWN, by deed from MARY E. LINTON, AN UNMARRIED PERSON, of record in Book 6494, page 587, dated February 12, 1985, said Register's Office. ROGER C. BROWN AND MILDRED C. BROWN have since been divorced by Final Decree dated February 8, 1990, of record in Docket No. 89D-3666 in the Fourth Circuit Court for Davidson County, Tennessee, a certified copy of which is of record in Instrument No. 20030701-0091096, said Register's Office. MILDRED C. BROWN, A/K/A MILDRED CHRISTINE BROWN subsequently conveyed her interest in said property to ROGER COLEMAN BROWN, AN UNMARRIED PERSON by quitclaim deed of record in Book 8099, Page 895, dated April 19, 1990, said Register's Office.

ROGER C. BROWN, A/K/A ROGER COLEMAN BROWN died testate on or about July 27, 2001. Pursuant to the terms of his will of record in Will Book 19, Page 33, in the Chancery Court Clerk's Office for Cheatham County, Tennessee, a certified copy of which is of record in Instrument No. 20211206-0161235, said Register's Office, said property is under the control of ROBERT EUGENE EDMONDSON, EXECUTOR OF THE ROGER COLEMAN BROWN ESTATE.

This conveyance is subject to a lien for the 2025 Davidson County property taxes, which have been prorated between the parties and payment of which is assumed by the grantees herein. This conveyance is also subject to all matters shown on the plat of record at Instrument No. 20250509-0036739, said Register's Office; a 20 foot sanitary sewer easement of record in Book 7542, page 278, said Register's Office; electric power line easement granted to the Metropolitan Government of Nashville and Davidson County of record at Book 5263, page 176, said Register's Office; Right of Way deed of record at Book 1908, page 169, said Register's Office.

REE

McCrory ®

This is improved property located at 8872 ~~McCroy~~ Lane, Nashville, TN 37221, and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. The Estate does covenant with Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered except as shown of record. The Estate does further covenant and bind itself and its successors and assigns to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this the 15th day of May, 2025.

Estate of Roger C. Brown

By: Robert E Edmondson
Robert Edmondson, Executor

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert Edmondson, Executor of Estate of Roger C. Brown, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand this the 15th day of May, 2025.

Martha Martin
NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My Commission Expires: 7/26/25

STATE OF TENNESSEE
COUNTY OF ~~CHEATHAM~~ WILLIAMSON

The actual consideration for this transfer is $750,000.00.

Grantee/Affiant

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

Stephen Sisco
NOTARY PUBLIC

My commission expires: 1/11/2026

STEPHEN SISCO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tierra Stoggs, 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 May 15th, 2025.

Custodian's Signature

5.16.25
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON