Karen Johnson Davidson County
Batch# 1299796 DEEDWARR
07/18/2025 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250718-0056848

EXECUTOR DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS ~~GREATER~~ FOR THIS TRANSFER IS $315,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 07/10/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 01-05-27

LAUREN LAMBERTH NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 4098-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Kristin Munna, Rajesh Munna, and Shelini Munna	ATIN: FINAL DOCS TEAM United Wholesale Mortgage, LLC	041-11-0-033.00
3921 Banbury Drive	700 South Blvd., East	
Nashville, TN 37207	Pontiac, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

John Wayne Brown, as Executor of the Estate of John Terry Brown

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristin Munna, an unmarried woman and Rajesh Munna and Shelini Munna, husband and wife, as joint tenants

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 430, on the plan of Bellshire Estates, Section "B", of record in Book 2331, Page 129, Register's Office of Davidson County, Tennessee. Said Lot No. 430 fronts 148 feet on the southeasterly side of Banbury Drive and extends back 195 feet on the northeasterly side and 328.7 feet on the southwesterly line to a dead line which is a broken line and measures 229.1 feet thereon.

Being the same property conveyed to John Terry Brown and wife, Carolyn Walker Brown by Warranty Deed from Gaines and Gregory Construction Company, Inc., a corporation, dated November 6, 1958 and recorded November 6, 1958 in Book 2812, Page 387, Register's Office of Davidson County, Tennessee.

Carolyn Walker Brown having died on October 28, 2024, her interest in said property vesting in John Terry Brown as the surviving tenant by the entirety.

John Terry Brown having died testate on March 4, 2025, his interest in said property being conveyed pursuant to, and as authorized by, the terms of his Last Will and Testament as shown in Case No. 25P622, Seventh Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3921 Banbury Drive Nashville, TN 37207

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 that GRANTOR, in his capacity as EXECUTOR (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that GRANTOR, in his capacity as EXECUTOR (and not individually) does further covenant and bind himself 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.

John Wayne Brown, Executor of the Last Will and Testament of John Terry Brown

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Wayne Brown, Executor of the Estate of John Terry Brown with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of John Terry Brown.

Witness my hand and official seal, this July 10, 2025.

Notary Public

My Commission Expires: 07-08-29

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

File #: 4098-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 10, 2025.

J. Carlton Drumwright

July 10, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 10, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY