BOX 10-A

# WARRANTY DEED

Karen Johnson
Batch # 1323371
09/17/2025 10:51:15 AM
Fees: $13.00 Taxes: $1,572.50

Davidson County
DEEDWARR
2 pgs

20250917-0074206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF September, 2025

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DYLAN POTTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Felipe Lopez Cervantes & Amado Ariel Valey Vasquez | A&D Mortgage, LLC | |
| (NAME) | (NAME) | 073 08 0 015.00 |
| 99 S. Graycroft Avenue | 899 W. Cypress Creek Rd. | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Fort Lauderdale, FL 33309 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOSEPH BRADSHAW BROWN, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMADO ARIEL VALEY VASQUEZ AND FELIPE LOPEZ CERVANTES, A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTEES, 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. 276 on the Map of SUNSET VIEW Subdivision, SECTION IV, ADDITTION ONE, as of record in Book 2854, Page 1, Register's Office for said County.**

**Said Lot No. 276 fronts 120 feet on the South West margin of McGavock Pike and extends back between parallel lines 320 feet to a dead line in the rear, measuring 120 feet thereon.**

**Being the same property conveyed to T. C. Woollard and wife, Teresa A. Woollard, by Warranty Deed from Ben C. McGown, Sr. and wife, Ruby C, McGown, of record in Book 2960, Page 457, in the Register's Office or Davidson County, Tennessee, dated September 16, 1959 and recorded on September 17, 1959. The said T. C. Woollard died on April 03, 1969 leaving Teresa A. Woollard as his surviving tenant by the entirety. Teresa A. Woollard died testate on September 30, 1995. Her estate was administered under Docket No. 95P1648, Davidson County Seventh Circuit Court, Probate Division. Teresa A. Woollard's Last Will and Testament devised the subject real property to Mary Thomas Woollard Brown. Mary Thomas Woollard died intestate on April 22, 2025 leaving Joseph Bradshaw Brown, III and Thomas Carr Brown as her heirs at law. The estate of Mary Thomas Woollard aka Mary Thomas Woollard Brown is being administered under Docket No. 25P868, Davidson County Seventh Circuit Court, Probate Division. Thomas Carr Brown died intestate on June 14, 2025, leaving Joseph Bradshaw Brown, III as his sole heir at law. His estate is being administered under Docket No. 25P1246, Davidson County Seventh Circuit Court, Probate Division.**

**Property was never a marital residence for the Grantor. Joseph Bradshaw Brown and Joseph Bradshaw Brown, III, is one of the same.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 2909 McGavock Pike, Nashville, TN 37214
(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 hand this 10th day of September, 2025

x Joseph Bradshaw Brown
JOSEPH BRADSHAW BROWN
A/K/A JOSEPH BRADSHAW BROWN, III

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 Joseph Bradshaw Brown a/k/a Joseph Bradshaw Brown, III, the 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 and official seal this 10th day of September, 2025.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

Notary Public

MO2025-1081