Prepared by
Record and Return To.
Chapman and Rosenthal Title, Inc
70 Burton Hills Blvd , Suite 120
Nashville, TN 37215

Karen Johnson
Batch # 1337412
10/23/2025 10 26 14 AM
Fees $18 00 Taxes $1,517 00

Davidson County
DEEDWARR
3 pgs

20251023-0084453

WARRANTY DEED

De Jesus Fernandes Miranda-T25-114

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2025

(Affix Seal) Notary Public

My Commission Expires

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO
TITLE SOLUTIONS, LLC
201A Molly Walton Drive
Hendersonville, TN 37075 (615)264-8709

Address of New Owner(s)	Send Tax Bills To	Tax ID No(s)
Zenobia Lermina De Jesus Fernandes Miranda and Bryan John Anthony Dsouza	New owner	106-15-32
905 Crownhill Drive		
Nashville, TN 37217		

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, **Barry R. Elftmann and Kimberly L. Payne**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Zenobia Lermina De Jesus Fernandes Miranda and Bryan John Anthony Dsouza, wife and husband**, 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

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows

Being Lot No 45 on the Plan of HILL-N-DALE ACRES, of record in Book 2900, Pages 33 and 34, Register's Office for said County

Said Lot No 45 fronts 153 feet on the West side of Crownhill Drive and extends back between lines, 145 feet on the North line and 155 8 feet on the South line, to a dead line in the rear on which it measures 132 5 feet.

Being the same property conveyed to Meryle V Elftmann and wife, Phyllis M Elftmann, by Warranty Deed from Alvin E Knotts and wife, Eleanor Knotts, of record in Book 4754, Page 685, in the Register's Office of Davidson County, Tennessee, dated October 09, 1973 and recorded on October 11, 1973

The said Meryle V Elftmann having since died 12-29-2011 leaving Phyllis M Elftmann as the surviving tenant Phyllis M. Elftmann having since died on 08-09-2024 intestate leaving Barry R Elftmann and Kimberly L. Payne as heirs at law per Affidavits of Heirship of record in Book 20251023 Page 0084452, Register's Office for Davidson County, Tennessee

unimproved ☐
This is improved ☑ Property known as **905 Crownhill Drive, Nashville, TN 37217**

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, the GRANTOR, 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 that 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 16 day of Oct, 2025

Barry R Elftmann

Kimberly L Payne

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State,
Witness my hand, at office, this 16 day of Oct, 2025

Notary Public

My Commission Expires _____

RHONDA M HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

STATE OF TN

County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Barry R. Elftmann and Kimberly L. Payne, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of Oct, 2025.

Notary Public

My Commission Expires: _____

