Karen Johnson Davidson County
Batch# 1338530 DEEDWARR
10/27/2025 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20251027-0084964

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $295,000.00

Affiant

ANGELA LYLES TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES:

3/23/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Elias López Ruiz	Elias López Ruiz	058-15-0-119
(NAME) 3917 Creekway Court	(NAME) 3917 Creekway Court	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Ruth Bills, Administrator of The Estate of Barbara Ann Brooks, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Elias López Ruiz, a married man , "the Grantee," the following described real estate in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Creekwood North, as of record in Book 4675, page 16, Register's Office for said County. Said Lot No. 98 fronts 80 feet on the southerly side of Creekway Court and extends back between parallel lines 130 feet to a dead line.

BEING part of the same property conveyed to George Brooks, Jr. by Deed from Marion Thurman and wife, Eva Thurman, of record in Book 4968, Page 51, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Barbara Ann Brooks, Sharonda Brooks, Ruth Bills, Marsha Griggs, Eric Brooks, and Gregory Brooks by Affidavit of Heirship, dated August 31, 2016, and recorded on September 13, 2016, of record in Instrument no. 20160913-0096354, Register's Office for Davidson County, Tennessee.

FURTHER Being the same property conveyed to Barbara Ann Brooks by Quitclaim Deed from Barbara Ann Brooks, Sharonda Brooks, Ruth Bills, Marsha Griggs, Eric Brooks, and Gregory Brooks, dated August 31, 2016 and recorded on September 13, 2016 of record in Instrument No. 20160913-0096355, Register's Office for Davidson County, Tennessee.

The said Barbara Ann Brooks having since died October 10th, 2022.
By Affidavit of Heirship the Decedent was survived by Ruth N. Bills, Eric L. Brooks, Marsha Y. Griggs, Gregory L. Brooks, Sharonda L. Batey, Tiesha R. Brooks, and Terry L. Brooks of record in Instrument No. 20240207-0008691, dated 01/29/2024, Register's Office for said County.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 3917 Creekway Court, Nashville, TN 37218

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

RR IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ~~10th~~ 21st day of October, 2025.

The Estate of Barbara Ann Brooks

By: Ruth Bills
Ruth Bills, Administrator

STATE OF TENNESSEE RR
COUNTY OF ~~WILLIAMSON~~ Davidson

On this 21st day of October, 2025, before me personally appeared Ruth Bills, Administrator of The Estate of Barbara Ann Brooks, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of October, 2025.

Ronielle Robins
Notary Signature
My commission expires: 03-08-2028

RONIELLE ROBINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **10/21/2025** (date of document).

Jami K Averwater

Affiant Signature

10/24/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **24th** day of **October**, 2025.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

