Karen Johnson Davidson County
Batch# 1356850 DEEDWARR
12/11/2025 12:52:30 PM 6 pgs
Fees: $33.00 Taxes: $488.40
20251211-0098748

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

DENA A ELLIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-01-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$132,000.00**

Subscribed and sworn to before me this 5th day of December, 2025.

Notary Public **Affiant**
My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Marcelo Lemus Menjivara **3725 Bakertown Road** **Nashville, TN 37211**	Marcelo Lemus Menjivara 5751 Cane Ridge Rd. Antioch, TN 37013	**148-06-0-131.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Wanda Lou Rogers, Stacey Gagliano, F/K/A Stacey Lindsey, Julia Lynne Owens, Douglas Garrett, Brandon Garrett, and Joshua Garrett**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Marcelo Lemus Menjivara, a married man**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Mangum Heights, as of record in Book 2330, page 147, Register's Office for Davidson County, Tennessee, to which plane reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas W. Brown and wife, Jo Nell Brown by Warranty Deed from Janet R. Richard and husband John Richard of record in Book 6146, Page 828, Register's Office for Davidson County, Tennessee, dated September 13, 1983 and recorded on September 29, 1983.

The said Thomas W. Brown and Jo Nell Brown, N/K/A Jo Nell Owens, were divorced by Final Decree entered on September 1, 1987 of record in Docket No. 87D-2043 in the Circuit Court for Davidson County, Tennessee. Said Decree vested sole ownership in said real property to Jo Nell Brown, N/K/A Jo Nell Owens. For further reference, see Certified Decree of Divorce of record in Instrument No. 202512110098746, said Register's Office.

Jo Nell Owens since died intestate on or about March 26, 2024 vesting said real property in her sole heirs at law, namely, Wanda Lou Rogers, Stacey Gagliano, F/K/A Stacey Lindsey, Julia Lynne Owens, Douglas Garrett, Brandon Garrett, and Joshua Garrett. See Affidavit of Heirship of record in Instrument No. 202512110098747 in aforementioned Register's Office.

The said Jo Nell Owens is one and the same person as Jo Nell Brown and Jonell Owens.

This property is not, nor has it ever been, a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 3725 Bakertown Road, Nashville, TN 37211

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[SIGNATURES TO APPEAR ON FOLLOWING PAGES]

Witness our hands this 26th day of November, 2025.

Wanda Lou Rogers

Wanda Lou Rogers

Douglas Garrett

Douglas Garrett

Brandon Garrett

Brandon Garrett

Joshua Garrett

Joshua Garrett

STATE OF Tennessee
COUNTY OF Robertson

Personally appeared before me, Tammy Parrish, a Notary Public in and for said County and State, **Wanda Lou Rogers, Douglas Garrett, Brandon Garrett, and Joshua Garrett,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield [City], Tennessee [State] this the 26th day of November, 2025.

My Commission Expires: 03.21.28

Tammy Parrish
NOTARY PUBLIC

TAMMY PARRISH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires 03/21/2028

Stacey Gagliano, F/K/A Stacey Lindsey

STATE OF _____
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, **Stacey Gagliano, F/K/A Stacey Lindsey,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ [City], _____ [State] this the _____ day of _____, 2025.

My Commission Expires: _____

NOTARY PUBLIC

Julia Lynne Owens

Julia Lynne Owens

STATE OF Indiana
COUNTY OF Clark

Personally appeared before me, Erin E Bishop, a Notary Public in and for said County and State, **Julia Lynne Owens,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Jeffersonville [City], Indiana [State] this the 5th day of December, 2025.

My Commission Expires: 10/23/2028

Erin E Bishop

NOTARY PUBLIC

NOTARY PUBLIC SEAL STATE OF INDIANA
ERIN E BISHOP
Commission Number: NP0639338
My Commission Expires
October 23, 2028

Stacey Gagliano F/K/A Stacey Lindsey

Stacey Gagliano, F/K/A Stacey Lindsey

STATE OF Ohio
COUNTY OF Trumbull

Personally appeared before me, Kyrene M R Floyd, a Notary Public in and for said County and State, **Stacey Gagliano, F/K/A Stacey Lindsey,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mineral Ridge [City], Ohio [State] this the 5th day of December, 2025.

My Commission Expires: May 19, 2030

Kyrene M R Floyd
NOTARY PUBLIC

KYRENE M R FLOYD
Notary Public
State of Ohio
My Comm. Expires
May 19, 2030

Julia Lynne Owens

STATE OF _____
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, **Julia Lynne Owens,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ [City], _____ [State] this the _____ day of _____, 2025.

My Commission Expires: _____

_____
NOTARY PUBLIC

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **12/5/2025** [DATE].

AFFIANT SIGNATURE

12/5/2025

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **5th** day of **December**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

