Karen Johnson Davidson County
Batch# 1377060 DEEDWARRSP
02/06/2026 02:27:30 PM 4 pgs
Fees: $23.00 Taxes: $699.30
20260206-0008832

SPECIAL WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $189,000.00 Affiant Subscribed and sworn to before me This 2nd day of February 2026. Notary Public My Commission Expires: 01/22/29

ROBERT J. NOTESTINE III NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON My Comm. Exp. January 22, 2029

Address New Owners as:	Tax Bill To:	Map / Parcel
Jaime Alejandro Castro Granados **1971 Gatlin Dr** **Nashville, TN 37120**	New Owner	106-14-0-008.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16359

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 sufficiency of all of which are hereby acknowledged, **Michelle Poss as Administrator of the Estate of Shelia Ann Brown (F.K.A Sheila A. Martin)** (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jaime Alejandro Casto Granados, a single person** (hereinafter referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of RAYMOND HEIGHTS, of record in Book 1424, page 141, said Register's

Office, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shelia A. Martin, unmarried by warranty deed dated May 31st, 1990 from Floyd P. Spinks and wife, Anne Robinson Sykes Spinks of record in Book 8120, page 851, said Register's Office.

The said Shelia A. Martin having since married and now known as Shelia A. Brown. Shelia A. Brown is one and the same as Shelia Ann Brown. The said Shelia Ann Brown having since died on 11/10/2024 and title vested in The Estate of Shelia Ann Brown pursuant to case no: 25P578 in Davidson County Circuit Court Probate Division.

This is improved land known as: 1963 Gatlin Drive, Nashville, TN 37210.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Any and all matters appearing on the Plan of record in Book 1424, Page 141 said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and that the Grantor took no actions to encumber the subject real property during the time title vested in the estate but makes no further warranties or covenants .

And Grantor does further covenant and bind itself, its heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever, except otherwise stated here.

Witness my hand this 2nd day of February 2026.

Grantor: Michelle Poss

By: Michelle Poss, as Administrator of the Estate of Shelia Ann Brown (F.K.A Sheila A. Martin)

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Michelle Poss,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Administrator of the Estate of Shelia Ann Brown (F.K.A Sheila A. Martin)** , and as such **Administrator** acknowledged that she is authorized to execute the foregoing instrument, the within named bargainor, and that she as such Administrator, executed the foregoing instrument for the purpose therein contained, by signing the Michelle Poss Administrator for the Estate of Rosia McVea.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of February, 2026.

Notary Public

My Commission Expires: 01/22/29

ROBERT J. NOTESTINE III
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22, 2029
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Robert J. Notestine, III, 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 2/2/26.

AFFIANT SIGNATURE

2/3/26
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 3 day of February, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1.24.2029