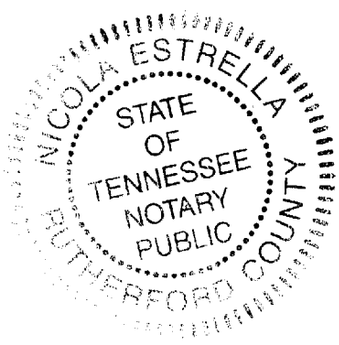
Karen Johnson Davidson County
Batch# 1421737 DEEDWARR
05/18/2026 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260518-0044303



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $285,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th day of May, 2026.

NOTARY PUBLIC

My commission expires: August 19, 2028

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Olman Adalberto Diaz Alfaro (NAME)	New Owner (NAME)	148-13-0-146.00
5006 Yorktown Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37211		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Michael Wade Brewster, a married man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Olman Adalberto Diaz Alfaro, a married man,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Map of Fairlane Park, of record in Book 2331,page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 71 fronts 103 feet on the easterly side of Yorktown Road and runs back between 154.4 feet on the north line and 131 feet on the south line to a dead line in the rear on which it measures 103 feet.

Being the same property conveyed to Billy L. Brewster and wife Rosie S. Brewster by Warranty Deed from Clay O. Huskey and wife Evelyn W. Huskey of record in Book 3768, Page 35, Register's Office for Davidson County, Tennessee, dated June 12, 1964 and recorded on June 15, 1964.

Billy L. Brewster, having died on January 31, 1996, his interest in said property vesting in Rosie S. Brewster as the surviving tenant by the entirety.

Rosie S. Brewster, having died on January 7, 2017, her interest in said property being devised to Michael Wade Smiley, as shown in Muniment of Title in Docket No. 19P-931, Seventh Circuit Court for Davidson County, Tennessee, Order of Muniment of Title of record in Instrument No. 20190730-0075050 and Scriveners Affidavit of record in Instrument No. 20190815-0081551, Register's Office for Davidson County, Tennessee.

The said Michael Wade Smiley is one and the same as Michael Wade Brewster as shown in Order for Name Change, Docket No. 2022CV2010, in the Chancery Court for Wilson County, Tennessee, at Lebanon.

This property is not a marital residence 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 similar statute.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 8th day of May, 2026.

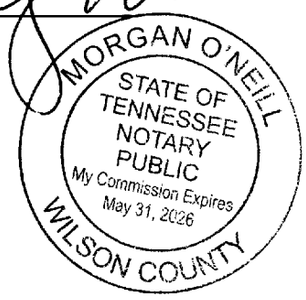
Michael Wade Brewster

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Wade Brewster, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of May, 2026.

Notary Public
My Commission Expires:



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 8, 2026.

J. Carlton Drumwright

May 8, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 8, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY