Name and Address of New Owner:
Mariela Mendieta
324 Luna Dr.
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 880612 DEEDWARR
06/29/2022 12:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,298.70
20220629-0075206

Send Tax Bills To:
Mariela Mendieta

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 148-02-0-029.00

WARRANTY DEED

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, **Kewal M. Dangi and Dil M. Dangi, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mariela Mendieta, an Unmarried Woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Luna Heights, Section Three, as of record in Book 2900, Page 138, Register's Office for said County.

Said Lot No. 56 fronts 82 feet on the Northeasterly margin of Luna Drive and Extends back 341.0 feet on the Easterly line and 283.0 feet on the Westerly line to a broken line on the rear, measuring 108.0 feet thereon.

Being the same property conveyed to Kewal Dangi and Dil Dangi, husband and wife by Warranty deed from Eric Sox and George Brandt of record in Instrument No. 20140814-0073620 Register's Office for Davidson County, Tennessee, dated August 08, 2014 and recorded on August 14, 2014. (Value of consideration shown in aforementioned deed $111,000.00.)

This is _X__ improved _____ unimproved property also known as 324 Luna Drive Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of June, 2022.

_____(SEAL)
Kewal M. Dangi

_____(SEAL)
Dil M. Dangi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of June, 2022, before me personally appeared Kewal M. Dangi and Dil M. Dangi, 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 24th day of June, 2022.

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

_____
Notary Signature
My commission expires: 3.17.24

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $351,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
24th day of June, 2022.

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/17/2024
WILLIAMSON COUNTY

Notary Public
My commission expires: 3.17.24
File No. 2022-468

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/24/2022 (date of document).

Jennifer Russell
Affiant Signature

6/28/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28th day of June 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

