Name and Address of New Owner:
Andy Valbuena and Lorenzy D. Andrade
311 Cannonbury Road
Murfreesboro, TN 37128

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 13609000300

Karen Johnson Davidson County
Batch# 1090897 DEEDWARR
01/11/2024 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240111-0002570

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, **Mina Kheil, married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andy Valbuena and Lorenzy D. Andrade, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 74, on the Plan of Edge-O-Lake Estates, Section 4, of record in Book 3600, Pages 87, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Mina Kheil, married man by Warranty Deed from Erin Dias, Trustee of The 578 Rural Hill Rd Trust dated April 11, 2023 and recorded April 18, 2023 of record in Instrument No. 20230418-0028245 Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Erin Dias, Trustee of The 578 Rural Hill Rd Trust from Vickie Dissler, unmarried woman by Warranty Deed dated 04/11/23 and recorded on April 12, 2023 in Instrument No. 20230412-0026871, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Daniel W Dissler, Sr and wife, Vickie Dissler, by Warranty Deed from Judy Faye Smithson, dated August 15, 1997, of record in Book 10576, Page 995, in the Register's Office for Davidson County, Tennessee. Daniel W Dissler, Sr, died July 17, 2022, leaving Vickie Dissler as the sole surviving tenant.

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. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 578 Rural Hill Road, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 4th day of January, 2024.

_____(SEAL)
Mina Kheil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of January, 2024, before me personally appeared Mina Kheil, 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 4th day of January, 2024.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

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 $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of January, 2024.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 1.4.24 (date of document).

Affiant Signature

1.4.24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of January, 2024

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

