Karen Johnson Davidson County
Batch# 1158348 DEEDWARR
07/15/2024 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240715-0053149

Name and Address of New Owner:
Jorge A. Salmeron
404 Lutie Street
Nashville, TN 37210

Send Tax Bills To:
New Owner

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

Map & Parcel No: 11906032700

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, **Arnoldo Buruca, Dianna Buruca Salmeron and Edward Buruca**, "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jorge A. Salmeron, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 9 of Rosewood Estates, Section 3, as of record in Plat Book 5210, Page 1, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Arnoldo Buruca and Ana Maura Salmeron by Warranty Deed from Michael S. Bligh, Trustee for the Correa-Santa Cruz Revocable Living Trust, dated 10/15/2010 and filed of record 12/02/2010 in Instrument No. 20101202-0095922, in the Register's Office for Davidson County, Tennessee.

Ana Maura Salmeron died on 4.19.23, leaving Arnold Buruca, Dianna Buruca Salmeron and Edward Buruca as her sole heirs. For further reference see Affidavit of Heirship of record in Instrument No. 20240715 0053148, in the Register's Office for Davidson County, Tennessee.

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 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: 404 Lutie Drive, Nashville, TN 37210

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 26th day of June, 2024.

Arnoldo B Valdez (SEAL)
Arnoldo Buruca
Individually

Heirs of Ana Maura Salmeron

Arnoldo B Valdez (SEAL)
Arnoldo Buruca

Dianna Buruca (SEAL)
Dianna Buruca Salmeron

(SEAL)
Edward Buruca

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2024, before me personally appeared Arnoldo Buruca, Dianna Buruca Salmeron and Edward Buruca, 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 26th day of June, 2024.

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

Notary Signature
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 $300,000.00, 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 26th day of June, 2024.

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

Notary Signature
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 6/24/24 (date of document).

Affiant Signature

6/24/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

