This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23464-DJ

Karen Johnson Davidson County
Batch# 1198611 DEEDWARR
10/30/2024 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20241030-0083439

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Kirsten Viola
Affiant

Subscribed and sworn to before me, this the 24th day of October, 2024.

Bria Sawyers
Notary Public
My Commission Expires: 3/20/2028

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jaime Zubieta and Carolina Garcia 2154 Sanborn Drive Nashville, TN 37210	NEW OWNER	095-14-0-105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Ashley Smith Duvall, married, f/k/a Ashley Nichole Smith,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jaime Zubieta, and Carolina Garcia, husband and wife,** hereinafter called the Grantees their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 216 on the Plan of Elm Hill Acres, Section I, as of record in Book 2331, Pages 67 and 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

INCLUDED in the above-described property but EXCLUDED therefrom is the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Deed from James Edward Crowell and wife, Patricia Louise Crowell, of record in Book 3936, Page 449, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point, said point being the Southeast corner of Lot No. 216; thence, westerly with the lot line between Lot Nos. 216 and 217, a distance of 64 feet to a point in the West margin of Briley Parkway; thence, North 17° 03' 14" East along the West margin of Briley Parkway 107 feet to a point; thence, easterly with the lot line between Lot Nos. 216 and 213, a distance of 33.2 feet to a dead line in the rear; thence, southerly along the dead line in the rear of Lot No. 216, a distance of 100 feet to the point of BEGINNING and containing 4,857 square feet.

AND further INCLUDED in the above-described property but EXCLUDED therefrom is the property conveyed to the State of Tennessee, by Deed from Charles Dewey Parson, Jr., Executor of the Estate of Judith Gale Turner, of

record in Instrument No. 20021021-0128808, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the point of intersection of the existing West margin of SR 155 and the South boundary of the Robert Rolston and Catherine R. Dunlap property; thence, with said existing margin southerly 107 feet, more or less, to a point; thence, with the North boundary of the James M. Hunter et ux property South 86° 09' 30" West 35.32 feet to a point; thence, with the proposed West margin of said road, North 17° 03' 14" East 107.04 feet to a point; thence, with said South boundary North 86° 09' 30" East 35.32 feet to the point of BEGINNING, containing 3,532 square feet.

Being the same property conveyed to Ashley Smith Duvall by Quitclaim deed from Danny Joe Duvall, dated October 15, 2024 and recorded October 21, 2024 as Instrument No. 20241021-0081537, Register's Office for Davidson County Tennessee. Also see Davidson County Third Circuit Court order dated September 20, 2024, Case No. 20D575.

Being the same property conveyed to Ashley Nicole Smith, unmarried by Warranty Deed from Charles Dewey Parson, Jr., Executor of the Estate of Judith Gale Turner, dated October 17, 2002, recorded October 21, 2002, of record in Instrument No. 20021021-0128809, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2156 Sanborn Drive, Nashville, TN 37210.**

This conveyance is made subject to 1) Property taxes for the year 2025 and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of October, 2024.

GRANTOR:

Ashley Smith Duvall

Ashley Smith Duvall, fka Ashley Nichole Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ashley Smith Duvall, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of October, 2024.

CHARLES D. LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202410300083439

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 10/25/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10/25/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th **day of** October, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

