WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00. Jorge Lopez

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-2026 (AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1199447
10/31/2024 10:53:20 AM
Fees: $13.00 Taxes: $1,239.50

Davidson County
DEEDWARR
2 pgs

20241031-0084286

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Juan Jorge Lopez Mena	**Truist Bank**	
(NAME)	(NAME)	**147-12-0-033.00**
3800 Eckhart Dr	**1001 Semmes Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Richmond, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN L. WALLER, JR. AND CATHERINE LYNNETTE NEWCOMB,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUAN JORGE LOPEZ MENA, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 35 on the Plan of Whispering Hills, Section 5 of record in Plat Book 3300, Page 11 and amended in Book 6812, Page 118 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Further described as follows:

BEGINNING at a point in the northerly margin of Millerwood Drive at the corner of lots 34 and 35; thence with the line between said lots, northwesterly 133 feet to a corner of lot 36; thence with the line between lots 35 and 36, northeasterly 150 feet to the westerly margin of Aquatic Drive; thence with the margin of same, southeasterly 108 feet to the beginning of a curve; thence around said curve, southerly 39.3 feet to the margin of Millerwood Drive; thence with the margin of the same, southwesterly 125 feet to the point of beginning.

Being the same property conveyed to Benjamin L. Waller and wife, Shirley Nell B. Waller by Warranty Deed from Charlie J. Farris and wife, Frances Ellis Farris of record in Book 4238, page 122, Register's Office for Davidson County, Tennessee, dated May 25, 1968 and recorded on May 27, 1968.

The said Shirley Nell B. Waller died on or about November 30, 2014. The said Benjamin L. Waller having since died intestate on August 08, 2024 leaving his heirs at law to be Benjamin L. Waller, Jr. and Catherine Lynnette Newcomb, as evidenced by Affidavits of Heirship recorded in Instrument No, 20241031 0084284 and Instrument No, 20241031 0084285, of record in Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3300, Page 11, and amended in Book 6812, Page 118, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3255, Page 587, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4901 Millerwood Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 28th DAY OF OCTOBER, 2024.

Benjamin L. Waller, Jr.

Catherine Lynnette Newcomb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of October, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of October, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212