Name and Address of New Owner:
Louise Struble and Dave Struble
6158 North New Hope Road, Lot 2
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1203482 DEEDWARR
11/13/2024 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20241113-0088149

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 087-09-0-133-00

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, **Martin M. Aguilar and Maribel Del Carmen Rivera Del Aguilar, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Louise Struble and Dave Struble, Wife and Husband** , "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Lot 2 on the Final Plat of Aguilar Subdivision, recorded in Instrument No. 20211025-0143296 of the Register's Office.

Being part of the same property conveyed to Martin M. Aguilar and Maribel Del Carmen Rivera Del Aguilar, husband and wife, by Warranty Deed dated September 26, 2014 from Tham Van Luu and Hoa Thi Nguyen, husband and wife, recorded October 1, 20214 in Instrument No. 20141001-0090485 in the Register's Office.

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 8th day of November, 2024.

_____(SEAL)
Martin M. Aguilar

_____(SEAL)
Maribel Del Carmen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of November, 2024, before me personally appeared Martin M Aguilar and Maribel Del Carmen, 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 8th day of November, 2024.

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Signature
My commission expires: 6/26/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $1,050,000.00, 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 8th day of November, 2024.

Notary Public
My commission expires:_____
File No. 2024-7324-RS

MARY E. ARMOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 11/8/2024 (date of document)

Regina Sullo

Affiant Signature

November 12, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 12th day of November, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202411130088149