Karen Johnson Davidson County
Batch # 1243048 DEEDWARR
03/05/2025 10 22 26 AM 2 pgs
Fees $13 00 Taxes $1,683 50
20250305-0016490

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Ruben Guardia and Anais Alina Fuertes de Guardia<br>527 Old Lebanon Dirt Road, ~~Nashville~~ Hermitage, TN 37076 | SAME AS NEW OWNER | 086-03-0-074.00 |

## GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **George E. Dannibale and Janet A. Dannibale, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Ruben Dario Guardia and Anais Alina Fuertes Vargas de Guardia, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 527 Old Lebanon Dirt Road, Nashville, TN 37076 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of Resubdivision - Lot 2 Resubdivision of Burris and Smith Properties, Tuckers Run of record in Plat at Instrument No. 20001122-0115322, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George E. Dannibale and Janet A. Dannibale by Warranty Deed from Gregorio Bahena, married of record in Instrument No. 20130729-0078387 Register's Office for Davidson County, Tennessee, dated July 19, 2013 and recorded on July 29, 2013.

This is improved ( ) unimproved ( ) property known as 527 Old Lebanon Dirt Road, ~~Nashville~~ Hermitage, TN 37076.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-527

whomsoever Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 4th day of March, 2025

George E Dannibale
George E Dannibale

Janet A. Dannibale
Janet A Dannibale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2025, before me personally appeared George E Dannibale and Janet A Dannibale, 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 March, 2025.

Notary Signature
My commission expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**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 pursuant to 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 $455,000 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 4 day of March, 2025

Notary Public
My commission expires. 5/8/28

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028