Name and Address of New Owner:
Javier E. Lara Diaz and Iris Granados
3273 Vailview Drive
Nashville, TN 37207

Send Tax Bills To:
New Owner
3273 Vailview Dr.
Nashville TN 37207

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1244665 DEEDWARR
03/10/2025 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20250310-0017862

Map & Parcel No: **050-15-0-060.00**

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, **Aubrey L. Hiam and Denise R. Hiam, Co-Trustees, Hiam Family Revocable Living Trust Agreement dated April 22, 2013**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Javier E. Lara Diaz and Iris Granados, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 431 on the Plan of Parkwood Estates, Section 3, as of record in Plat Book 3300, Page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot 431 fronts 66.95 feet on the Northerly margin of Vailview Drive and runs back between lines, 181.8 feet on the Westerly line and 190.5 feet on the Easterly line to a dead line in the rear on which it measures 117.0 feet.

Being the same property conveyed to Opal Yvonne Sweat, unmarried, by Warranty Deed from Gary M. Strunk, unmarried, of record in Book 11041, Page 216, Register's Office for Davidson County, Tennessee, dated July 27, 1998 and recorded on July 29, 1998.

Being the same property conveyed to Aubrey Hiam, married, by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, of record in Instrument No. 20081112-0111735 Register's Office for Davidson County, Tennessee, dated November 04, 2008 and recorded on November 12, 2008.

Being the same property conveyed to Aubrey L. Hiam and Denise R. Hiam, Co-Trustees, Hiam Family Revocable Living Trust Agreement dated April 22, 2013, by Quitclaim Deed from Aubrey Hiam, married, of record in Instrument No. 20140108-0001957 Register's Office for Davidson County, Tennessee, dated January 07, 2014 and recorded on January 08, 2014.

Being improved property known as **3273 Vailview Drive, Nashville, TN 37207.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS; RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF

THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 7th day of March 2025..

Hiam Family Revocable Living Trust Agreement
dated April 22, 2013

By: _____
Aubrey Hiam

State of Tennessee
County of Davidson

On this 27th day of February, 2025, before me personally appeared Aubrey Hiam, Trustee of Aubrey L. Hiam and Denise R. Hiam, Co-Trustees, Hiam Family Revocable Living Trust Agreement dated April 22, 2013, 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 7th day of March 2025.

_____
Notary's Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 $374,900.00, 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
7th day of March 2025..

_____
Notary Public
My commission expires: 9.5.2028
File No. GNT-25-3851

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly Anderson, 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 3/7/25.

Affiant Signature

3/7/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 7 day of March, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028