Karen Johnson Davidson County
Batch# 1254121 DEEDWARR
03/31/2025 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20250331-0024072

Name and Address of New Owner:
Daniel Voight and Sibel Erdemir
1532 Chestnut Oak Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

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

Map & Parcel No: 164-16-0A-081-00

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, **Virginia Herrera Lopez and spouse, Jose A. Medina Gonzalez**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sibel Erdemir, unmarried and Daniel Voight, unmarried, joint tenants with the right of survivorship,** "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:

Land in Davidson County, Tennessee, being Lot No. 45 on the plan of Section Four, Meadow Woods of record in Instrument No. 20010605-0058115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Virginia Herrera Lopez and spouse, Jose A. Medina Gonzalez, by Warranty Deed dated December 4, 2023 from Pedro M. Pena, recorded December 5, 2023 in Instrument No. 20231205-0093823 in the Register's Office.

Being the same property conveyed to Pedro M. Pena, unmarried, by Warranty Deed dated December 21, 2001 from Jerry Butler Builders, LLC, recorded January 7, 2002 in Instrument No. 20020107-0001887 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 27th day of March, 2025.

Jose A. Medina Gonzalez (SEAL)
Jose A. Medina Gonzalez

Virginia Herrera Lopez (SEAL)
Virginia Herrera Lopez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of March, 2025, before me personally appeared Jose A. Medina Gonzalez and Virginia Herrera Lopez, 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 27th day of March, 2025.

Notary Signature
My commission expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2025

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 $369,900.00, 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 27th day of March, 2025.

Notary Public
My commission expires: May 8, 2028
File No. 2025-7713-RS

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **March 27, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

3/31/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025