Name and Address of New Owner:
Denise Angulo
4012 Hollis Hill Drive
Nashville, TN 37211

Send Tax Bills To:
Denise Angulo

New Owner

This Instrument Prepared By:

Red Door Title Services LLC
311 South Royal Oaks Boulevard
Suite 130A
Franklin, TN 37064

Map & Parcel No: 147-12-0B-038.00-CO

Karen Johnson Davidson County
Batch# 1257223 DEEDWARR
04/07/2025 03:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,757.13
20250407-0026324

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, **Danielle Burkard, an unmarried woman, and Kirkham Tibbett**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Denise Angulo, a married woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 38 on the Final Plat of Classic Meadows of record in Plat at Instrument No. 20040715-0084487, as corrected by Certificate of Correction in Instrument No. 20050303-0023638, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Danielle Burkard, an unmarried woman and Kirkham Tibbett, an unmarried man by Warranty Deed from Yael Vasquez, unmarried of record in Instrument No. 20230125-0005670 Register's Office for Davidson County, Tennessee, dated January 20, 2023 and recorded on January 25, 2023 .

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 2nd day of April, 2025.

Danielle Burkard

Kirkham Tibbett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of April, 2025, before me personally appeared Danielle Burkard and Kirkham Tibbett, 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 2nd day of April, 2025.

Notary Signature
My commission expires: 02-20-28

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/20/2028
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

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 $474,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Danielle Burkard

Kirkham Tibbett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2nd day of April, 2025.

Notary Signature
My commission expires: 02/20/28

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/20/2028
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 04/02/2025 (date of document).

Jami K Averwater

Affiant Signature

04/07/2025

Date

State of Tennessee

County of Rutherford

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

Notary's Signature

MY COMMISSION EXPIRES: 8-19-2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD