Name and Address of New Owner:
Dalamar Homes, LLC
130 Belle Forest Circle
Nashville, TN 37221

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1272526 DEEDWARR
05/13/2025 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $425.50
20250513-0037738

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 15602000700

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, **Gumaro Vega-Rivera**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dalamar Homes, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 240, HARPETH VALLEY PARK, SECTION 2, of record in Book 3700, Page 129, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gumaro Vega-Rivera by Warranty Deed from Midtown Capital, LLC, a Tennessee limited liability company, dated March 21, 2022, of record in Instrument No. 20220325-0034611, in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

Unimproved property known as: 705 Harpeth Knoll Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 13th day of May, 2025.

_____ (SEAL)
Gumaro Vega-Rivera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of May, 2025, before me personally appeared Gumaro Vega-Rivera, 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 13th day of May, 2025.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11.3.25

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 $115,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of May, 2025.

_____
Notary Signature
My commission expires: 1/31/26

MEGAN G. DEWEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 13th day of May, 2025.

K. Thomas Sidwell
Date: 5/13/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 13th day of May, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

