Name and Address of New Owner:
Valerie Aguilar and E. Cecilia Aguilar
709 Settlers Court
Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 126 15 0A 133.00

Karen Johnson Davidson County
Batch# 1279421 DEEDWARR
05/29/2025 04:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,801.53
20250529-0042310

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, **Timothy Roach, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto, **Valerie Aguilar and E. Cecilia Aguilar, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Boone Trace at Biltmore, Section Three, of record in Book 9700, Page 758, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles L. Spurgin, Jr by Successor Trustee's Quitclaim Deed dated November 17, 2022 from Charles L. and Barbara J. Spurgin Revocable Trust dated November 14, 2016, recorded November 23, 2022 in Instrument No. 20221123-0123897 in the Register's Office.

Being the same property conveyed to Timothy Roach, a single man, successors, heirs and assigns by Deed dated April 4, 2023 from Charles L. Spurgin, Jr., unmarried, recorded April 4, 2023, in Instrument Number 202304040024554, in the Official Records of Davidson County, Tennessee.

This property more commonly known as 709 Settlers Court, Nashville, TN 37221

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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 28th day of May, 2025.

Timothy Roach (SEAL)
Timothy Roach

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of May, 2025, before me personally appeared Timothy Roach, 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 28th day of May, 2025.

Notary Signature
My commission expires:



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 $486,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

KENNY D. LILLEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28th day of May, 2025.

Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Tennessee Certification of Electronic Document

I, Kayla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on May 28, 2025 (date of document).

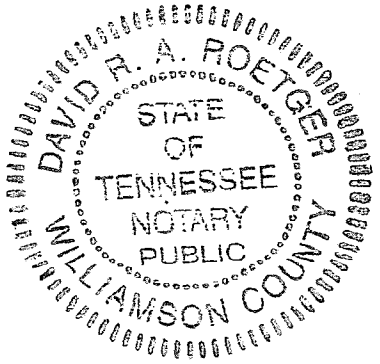
Affiant Signature

May 28, 2025
Date

State of TN

County of Williamson

Sworn to and subscribed before me this 28 day of May, 2025.



Notary Public

COMMISSION EXPIRES: 6-21-25