Name and Address of New Owner:
Ecdie Espejo Pucheta and Reina Honoria Hernandez Cana
105 Cherokee Place, Antioch, TN 37013

Send Tax Bills To:
Ecdie Espejo Pucheta and Reina Honoria Hernandez Cana
105 Cherokee Place, Antioch, TN 37013

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1283564 DEEDWARR
06/09/2025 02:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20250609-0045247

Map & Parcel No: 103-12-0-034

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, **Revlon Briggs, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ecdie Espejo Pucheta, and Reina Honoria Hernandez Cana, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1011 on the plan of CHEROKEE HILLS, SECTION EIGHT of record in Plat Book 4300, Page 106, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Revlon Briggs, married, by Quitclaim Deed from Revlon B. Spear N/K/A Revlon Briggs, married, of record in Instrument No. 20190606-0054205, in the Register's Office of Davidson County, Tennessee, dated May 30, 2019, and recorded on June 06, 2019.

Being the same property conveyed to Revlon B. Spear, by Warranty Deed from David J. Fontana, of record in Book 11184, Page 433, in the Register's Office of Davidson County, Tennessee, dated October 30, 1998, and recorded on November 03, 1998.

The seller warrants that this was not his primary residence and said property was used for investment purposes only.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 105 Cherokee Place, Nashville, TN, 37013

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 5th day of June, 2025.

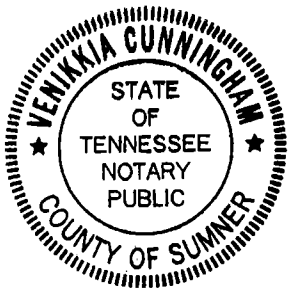
Revlon Briggs (SEAL)
Revlon Briggs

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 5th day of June, 2025, before me personally appeared Revlon Briggs, 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 5th day of June, 2025.

Notary Signature
My commission expires: 9/27/26



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 $300,000.00, 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 Robertson

Sworn to and subscribed before me this 6th day of June, 2025.

Notary Signature
My commission expires: 9-18-28

CHANCE ALEXANDER SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TRUE COPY CERTIFICATION

I, LISA HODGES, 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 June 6, 2025 (date of document).

Affiant Signature

Date: 06/09/2025

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 9th day of June, 2025.

Notary Public

My Commission Expires: 9-16-28

CHANCE ALEXANDER SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY