Name and Address of New Owner:
Hedra Bestawr
1105 Marchand Drive, Smyrna, TN 37167

Send Tax Bills To:
Hedra Bestawr
1105 Marchand Drive, Smyrna, TN 37167

This Instrument Prepared By:
Priority Title LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

Map & Parcel No: 148-15-0-049.00

Karen Johnson Davidson County
Batch# 1292108 DEEDWARR
06/30/2025 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $825.10
20250630-0051488

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, **Sergio G. Yanez, unmarried, individually and as Heir of the Estate of Maria E. Soruco**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hedra Bestawr, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 168 on the plan of Apache Hills Subdivision, Section 3, as of record in Book 4175, Page 9, Register's Office, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Maria E. Soruco by Cash Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C of record in Instrument No. 20000703-0065467 Register's Office for Davidson County, Tennessee, dated June 28, 2000 and recorded on July 03, 2000.

Being the same property conveyed to Sergio G. Yanez, a married man, and Maria E. Soruco, an unmarried woman by Quitclaim deed from Maria E. Soruco, of record in Instrument no. 20180223-0017312, Register's Office for Davidson County, Tennessee, dated February 21, 2018 and recorded on February 23, 2018.

Said Maria E. Soruco having died intestate on or about September 5, 2019, and title vested in Sergio G. Yanez, Claudia Alicia Yanez De Palacios, Graciela Beatriz Yanez-Olle, Silvia Nelly Yanez De Ortiz, and Miryam Susana Yanez-Preza.

Affidavit of Heirship of record in Instrument 20211213-0164880 and 202506300051487, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sergio G. Yanez by Quitclaim deed from Graciela Beatriz Yanez-Olle of record in Instrument No. 20220228-0022649 Register's Office for Davidson County, Tennessee, dated December 10, 2021, and recorded on February 28, 2022.

Being the same property conveyed to Sergio G. Yanez by Quitclaim deed from Miryam Susana Yanez-Preza of record in Instrument No. 20220228-0022650 Register's Office for Davidson County, Tennessee, dated December 10, 2021, and recorded on February 28, 2022.

Being the same property conveyed to Sergio G. Yanez by Quitclaim deed from Claudia Alicia Yanez De Palacios of record in Instrument No. 20220228-0022651 Register's Office for Davidson County, Tennessee, dated December 10, 2021 and recorded on February 28, 2022.

Being the same property conveyed to Sergio G. Yanez by Quitclaim Deed from Silvia Nelly Yanez De Ortiz of record in Instrument No. 20220228-0022652 Register's Office for Davidson County, Tennessee, dated December 10, 2021 and recorded on February 28, 2022.

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 26th day of June, 2025.

(SEAL)
Sergio G. Yanez

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ ~~DAVIDSON~~ WILSON

On this 26th day of June, 2025, before me personally appeared Sergio G. Yanez, 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 26th day of June, 2025.

Notary Signature
My commission expires: 09/07/2026

KANDES J. DUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

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 $223,000.00, 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 ~~RUTHERFORD~~ ~~DAVIDSON~~ WILSON

Sworn to and subscribed before me this 26th day of June, 2025.

Notary Signature
My commission expires: 09/07/2026

KANDES J. DUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Certification of Recorded Documents

I, Channing Miles, 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 27, 2025.

(AFFIANT) – Channing Miles

06/27/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 27th day of June, 2025.

My commission expires: 5.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON