# WARRANTY DEED

File #25-272

Karen Johnson
Batch # 1292332
07/01/2025 11 01 00 AM
Fees $18 00 Taxes $1,313 50

Davidson County
DEEDWARR
3 pgs

20250701-0051775

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2025

Tracey Perry
Notary Public

MY COMMISSION EXPIRES 5-9-26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS. | SEND TAX BILLS TO· | MAP-PARCEL NUMBERS |
|---|---|---|
| Mariana Del Rio-Flores | NEW OWNER | 086-16-0-046.00 |
| (NAME) | (NAME) | |
| (ADDRESS) | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Courtney Stieber, a single woman and Nicholas Stieber, a single man** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mariana Del Rio-Flores,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

Land in Davidson County, Tennessee, being Lot No 9 on the Plan of Central Valley, of record in Plat Book 5800, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Courtney Stieber and Nicholas Stieber, wife and husband by Warranty Deed from Wesley James Mitchell, unmarried person of record in Instrument No 20220517-0056351 Register's Office for Davidson County, Tennessee. Courtney Stieber and Nicholas Stieber having since divorced pursuant to Order of record in Docket No. FSTFA246069339S in the Superior Court, Judical District of Stamford at Stamford, Connecticut.

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

unimproved ☐
This is improved ☒ property, known as 4304 Central Valley Drive, Nashville, TN 37076

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the 27 day of June, 2025.

Courtney Stieber

STATE OF CONNECTICUT
COUNTY OF Fairfield

On this 27th day of June, 2025, before me personally appeared Courtney Stieber, 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 27th day of June, 2025

Maria C Miller
Notary Signature
My commission expires. 8/31/2025

MARIA C MILLER
Notary Public
Connecticut
My Commission Expires Aug 31, 2025

Nicholas Stieber

STATE OF CONNECTICUT
COUNTY OF Fairfield

On this 27th day of June, 2025, before me personally appeared Nicholas Stieber, 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 27th day of June, 2025.

Carolyn A. Fernandes
Notary Signature
My commission expires: 6/30/2027

CAROLYN A. FERNANDES
My Commission Expires
NOTARY PUBLIC
06-30-2027
CONNECTICUT

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027