Name and Address of New Owner:
Laura Garcia
3832 Hillshire Drive, Nashville, TN 37013

Send Tax Bills To:
Same as owner

Karen Johnson Davidson County
Batch# 1293139 DEEDWARR
07/02/2025 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20250702-0052439

This Instrument Prepared By:
Mason Lillie powered by Bell Land
231 Public Square, Ste 220, Franklin, TN 37064

Map & Parcel No: 150-03-0-276

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, **Ricardo S. Andall, III, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto, **Laura Garcia, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 587, as shown on the map entitled Section Two Kensington of Priest Lake, of record in Plat Book 6250, pages 592 and 593, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RICARDO S. ANDALL, III, an unmarried man, by deed from EDNARDO A. QUIRANTE AND TERESA QUIRANTE, HUSBAND AND WIFE, of record in Instrument No. 20080402-0032926 , dated April 1, 2008 , said Register's Office.

This property more commonly known 3832 Hillshire Drive, Nashville, TN 37013

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 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 1st day of July, 2025.

Ricardo S. Andall, III (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of July, 2025, before me personally appeared Ricardo S. Andall, III, 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 1st day of July, 2025.

MEGAN FERRELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 25, 2026
COUNTY OF WARREN

Notary Signature
My commission expires: 1-25-26

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 $399,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ricardo S. Andall, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1st day of July, 2025.

MEGAN FERRELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 25, 2026
COUNTY OF WARREN

Notary Signature
My commission expires: 1-25-26

CERTIFICATE OF AUTHENTICITY

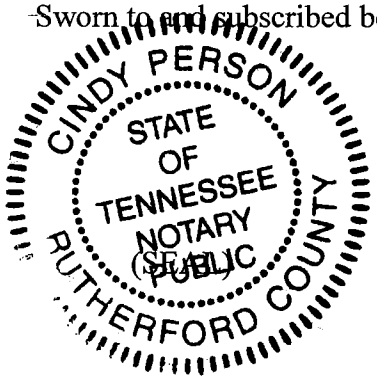
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-1-2025.

Affiant Signature

7-2-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 2 day of July, 2025.



Notary Public

My Commission Expires: 4-19-2027

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