Name and Address of New Owner:
Domingo Garcia Teletor, 1221 Apache Lane, Madison, TN 37115

Send Tax Bills To:
New owner

Karen Johnson Davidson County
Batch# 1301970 DEEDWARR
07/25/2025 08:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,420.80
20250725-0058764

This Instrument Prepared By:
Durinda Crabtree
Capstone Title and Escrow llc
210 Baber Park
Suite 150
Gallatin, TN 37066

Map & Parcel No: 052-12-0-088

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three hundred and eighty-four thousand ($384,000.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David W, Layhew, Jr., and Kimberly L. Harris**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Domingo Garcia Teletor,** an unmarried man "the Grantee," the following described real estate in Davidson County, Tennessee:

The land is described as follows:

Land in Davidson County, Tennessee, being Lot No. 17, as shown on the map entitled Sequoia Valley, Section 2, of record in Plat Book 3700, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **DAVID W. LAYHEW AND WIFE, CLAUDIA G. LAYHEW**, by deed from **TERENCE JOSEPH COYNE AND WIFE, MARY G. COYNE**, of record in Book 6058, Page 141, dated May 11, 1983, said Register's Office. **DAVID W. LAYHEW** having since died on or about March 5, 1997, leaving **CLAUDIA G. LAYHEW also known as CLAUDIA GRIFFIN LAYHEW** as surviving tenant by the entirety. **CLAUDIA GRIFFIN LAYHEW** died testate on or about January 20,2024, devising said property to **DAVID WALLACE LAYHEW, JR., AND KIMBERLY RENATE LAYHEW HARRIS**, by

will of record in Docket No. 24P363, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

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 18th day of July, 2025.

_____(SEAL)
David W, Layhew, Jr.

_____(SEAL)
Kimberly L. Harris

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 18th day of July, 2025, before me personally appeared David W, Layhew, Jr. and Kimberly L. Harris, 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 18th day of July, 2025.

_____
Notary Signature
My commission expires: 5/24/28

DURINDA CRABTREE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MAY 24, 2028

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 $384,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

David W, Layhew, Jr.

Kimberly L. Harris

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 18th day of July, 2025.

Notary Signature
My commission expires: 5/24/28

DURINDA CRABTREE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MAY 24, 2028

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 7/18/25 (date of document).

Affiant Signature

7/22/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

