Prepared by:
Security Title & Escrow Co., LLC
1500 Hatcher Lane
Columbia, Tennessee 38401

Karen Johnson Davidson County
Batch# 1306175 DEEDWARR
08/05/2025 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,158.47
20250805-0062154

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Kenneth D. Miller and Sandy K. Miller, husband and wife,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Eugenio Miguel Ixchajchal Garcia and Yuleanny Marialex Lopez Caballero, husband and wife,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot 98, Section 6, Valley Grove Subdivision, as shown on plat of record in Plat Book 5200, Page 583, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Sandy K. Miller and husband, Kenneth D. Miller by deed dated July 12, 2006 of record in Instrument No. 20060731-0092689, Register's Office of Davidson County, Tennessee.

Map & Parcel: 86-12-0-67

Property Address: 4305 Valley Grove Drive, Hermitage, TN 37076

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **DAVIDSON** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 31 day of July, **2025**.

Sandy K. Miller

Kenneth D. Miller

STATE OF **TENNESSEE**
COUNTY OF Maury

Personally appeared before me, the undersigned, **Sandy K. Miller and Kenneth D. Miller,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of July, **2025**.

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 01-25-2028

My commission expires:

Notary Public

STATE OF TENNESSEE – Sumner COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$313,100.00.**

Affiant

Subscribed and sworn to before me, this 5th day of August, **2025**.

My commission expires:
01/30/2029

Notary Public

Name and Address of New Owner:

Eugenio Miguel Ixchajchal
and Yuleanny Marialex Lopez

4305 Valley Grove Drive

Hermitage, TN 37076

Name and Address of New Owner Responsible of the payment of the Property Taxes

Same

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/31/25 (date of document).

Jennifer Russell
Affiant's Signature

8/5/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of August 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

