Karen Johnson Davidson County
Batch# 1315511 DEEDWARR
08/27/2025 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20250827-0068790

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ MAURY

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

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of August, 2025.

(Affix Seal) Notary Public

My Commission Expires: 4.25.29

CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2025-07-3188

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Andrea Alvarez Garcia and Damaris Garcia Perez 4967 Karen Ray Drive Nashville, TN 37013	NEW OWNER	Map/Parcel 162-03-0-191.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Doe Reh and Lay Mue, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrea Alvarez Garcia, a single woman, and Damaris Garcia Perez, a single woman, with joint rights of survivorship**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Being Lot No. 22 on the Plan of Section Four, Apache Hills of record in Plat Book 4460, Page 60, 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 Doe Reh and Lay Mue, husband and wife by Warranty Deed from Memphis Investment Properties III, LLC, a Tennessee, limited liability company of record in Instrument No. 20220427-0048256 Register's Office for Davidson County, Tennessee, dated April 13, 2022 and recorded on April 27, 2022.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 4967 Karen Ray Drive, Nashville, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 21 day August, 2025.

Doe Reh by Ku Nay Moo, his Attorney-in-Fact

Doe Reh by Ku Nay Moo, his Attorney-In-Fact

Lay Mue by Ku Nay Moo, her Attorney-in-Fact

Lay Mue by Ku Nay Moo, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21 day of August, 2025, before me personally appeared Ku Nay Moo, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Doe Reh and Lay Mue, husband and wife, and acknowledged that such person (or persons) executed the same as the free act and deed of Doe Reh and Lay Mue.

Witness my hand, at office, this 21 day of August, 2025.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 August 21, 2025.

Affiant
Date: August 27, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th day of August 2025

Notary Public

My Commission Expires: 7/30/2029

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY