Karen Johnson Davidson County
Batch# 1319025 DEEDWARR
09/05/2025 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,167.35
20250905-0071164

Name and Address of New Owner:
Juan Manuel Miranda Reina and Ramona de la Caridad Sosa Grau
400 Elaine Court
Madison, TN 37115

Send Tax Bills To:
Juan Manuel Miranda Reina and Ramona de la Caridad Sosa Grau
LoanDepot.com, LLC
6561 Irvine Center Dr. Ste 100
Irvine, CA 92618

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

Map & Parcel No: **052-01-0C-024-00**

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, **Bruce Wayne White and wife, Lea Ann White**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Juan Manuel Miranda Reina, and Ramona De La Caridad Sosa Grau, husband and wife** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled Revised Plan of Neelys' Chase, of record in Plat Book 7900, page 196, 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 LEA ANN DUKE, UNMARRIED, by deed from NEELY'S CHASE PARTNERS, of record in Book 8413, page 401, dated July 31, 1991, said Register's Office.

LEA ANN WHITE further conveyed to BRUCE WAYNE WHITE AND WIFE, LEA ANN WHITE, by quitclaim Deed of record in Instrument No. 20060428-0048961, dated April 13, 2006, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 5th day of September, 2025.

(SEAL)
Bruce Wayne White

(SEAL)
Lea Ann White

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 5th day of September, 2025, before me personally appeared Bruce Wayne White and Lea Ann White, 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 5th day of September, 2025.

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

Notary Signature
My commission expires: 5/24/28

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 $315,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Notary Signature
My commission expires: 9-19-2028

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 9-5-2025 (date of document).

Affiant Signature

September 5, 2025
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 9-19-2028

NOTARY'S SEAL

