WARRANTY DEED

Karen Johnson Davidson County
Batch# 1321511 DEEDWARR
09/12/2025 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250912-0073013



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of September, 2025.

Notary Public

My commission expires:_____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ricardo Valdez Rivera	New Owner	050-02-0-065
3526 Brookway Drive		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brian Karl and Monica P. Karl, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ricardo Valdez Rivera, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Section III, Willow Creek, of record in Plat Book 5200, page 631, Register's OFfice for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brian Karl and Monica P. Karl, husband and wife, by Warranty Deed dated July 31, 2019, from John T. Gregath and wife, L. Kay Gregath, of record in Instrument No. 20190821-0084112, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 050-02-0-065.

1. The Plan of record in Plat Book 5200 page 631, said Register's Office, shows an Owner's Certificate, and is subject to all mattersas set forth therein.

2. Restrictive Covenants contained in instrument of record in Book 6620, page 858, said Register's Office.

3. Sanitary Sewers and/or Storm Drainage Easement of record in Book 5666, page 649, said Register's Office.

This is improved property known as: 3516 Brookway Drive, Nashville, TN 37207.

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(S) that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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.

Witness my/our hand(s) this ~~8th~~ 5th day of September, 2025.

Brian Karl

Monica P. Karl

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, a Notary Public of said County and State, Brian Karl and Monica P. Karl, husband and wife the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Jefferson County, Alabama, this 5 day of September, 2025.

Notary Public

My Commission Expires: 3/27/2026

DYLAN MESSIMER
NOTARY PUBLIC
JEFFERSON COUNTY
ALABAMA-STATE AT LARGE
MY COMMISSION EXPIRES MARCH 27, 2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 September 12, 2025 (date of document)

Regina Sullo

Affiant Signature

September 12, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 12 day of September 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

