Name and Address of New Owner:
Joel Interiano and Waleska Valdez

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 11901035000

Karen Johnson Davidson County
Batch# 1327276 DEEDWARR
09/26/2025 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $999.19
20250926-0076910

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, **Peggy I. Maynard, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joel Interiano and Waleska Valdez,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of W. G. Thuss Addition to Nolensville Pike of record in Book 332, Page 149, Register's Office for said County.

Said Lot No. 40 fronts 50 feet on Thuss Street, now known as Oriel Street, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Peggy I. Maynard, unamarried by Warranty Deed from Charles D. Ervin, unmarried, dated August 15, 1991, of record in Book 8422, Page 160, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 331 Oriel Avenue, Nashville, TN 37210

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 25th day of September, 2025.

Peggy I. Maynard (SEAL)
Peggy I. Maynard

STATE OF
COUNTY OF

On this 25th day of September, 2025, before me personally appeared Peggy I. Maynard, 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 25th day of September, 2025.

GREG SURRATT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.25

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 $270,050.00, 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 DAVIDSON

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sworn to and subscribed before me this 25th day of September, 2025.

Notary Signature
My commission expires: 01/30/2029

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 9/25/25 (date of document).

Jennifer Russell
Affiant Signature

9/26/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 26th day of September 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

