THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2025-866

Karen Johnson Davidson County
Batch# 1328715 DEEDWARR
10/01/2025 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20251001-0078228

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY THOUSAND AND 00/100 DOLLARS ($390,000.00) cash in hand paid, the receipt of which is hereby acknowledged, JEFFREY SCOTT DUGGER and BRENDA K. DUGGER, husband and wife ("the Grantors") have this day bargained and sold, and by these presents do transfer and convey unto JAIME CARDENAS VALERIO and LETICIA DIAZ, a married couple, their successors, heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

> Land in Davidson County, State of Tennessee, and being Lot 14 of Mangum Heights Subdivision, as shown of record in Instrument Number 20250122-0005115 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jeffrey Scott Dugger and Brenda K. Dugger, husband and wife, by Warranty Deed from Teresa Wardrop, as sole heir of Betty Christine Lane, date of death being July 19, 2024, dated January 21, 2025, and of record in Instrument Number 20250122-0005115 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is madde subject to the right-of-way of Bakertown Road.
>
> This conveyance is made subject to all matters shown on plat of record in Book 2230, Page 147, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' successors, heirs and assigns, forever. And the Grantors covenant with the Grantees, that the Grantors are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2025 and as otherwise set forth herein. And the Grantors further covenant and bind the Grantors and the Grantors' successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantees and the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 29th day of September, 2025.

JEFFREY SCOTT DUGGER

BRENDA K. DUGGER

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 29th day of September, 2025, before me personally appeared JEFFREY SCOTT DUGGER and BRENDA K. DUGGER, 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 and official seal at office in said County this 29th day of September, 2025.

NOTARY PUBLIC

KAREN S SEALS
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 18, 2028
COUNTY OF DICKSON

My commission expires: 4-18-28

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29th day of September, 2025.

NOTARY PUBLIC

KAREN S SEALS
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 18, 2028
COUNTY OF DICKSON

My commission expires: 4-18-28

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Map & Parcel No: 148-06-0-120.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
JAIME CARDENAS VALERIO and LETICIA DIAZ
3724 Bakertown Road
Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 9/29/2025. (date of document).

Affiant Signature

10/1/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY