Karen Johnson Davidson County
Batch# 1339463 DEEDWARR
10/29/2025 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20251029-0086180

Name and Address of New Owner:
Juvenal Meija Lopez and Maria Luisa Sorto
3404 Hunley Dr
Nashville, Tennessee 37207

Send Tax Bills To:
Juvenal Meija Lopez and Maria Luisa Sorto
3404 Hunley Dr
Nashville, Tennessee 37207

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 050 16 0 003.00

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, **Christina Teeple, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Juvenal Meija Lopez, and Maria Luisa Sorto, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 59 on the plan of SKY VIEW, of record in Plat Book 2331, Pages 54-55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christina Teeple, unmarried, by Warranty Deed from Robert H. Braswell, of record in Instrument No. 20171101-0111987, in the Register's Office of Davidson County, Tennessee, dated October 30, 2017, and recorded on November 01, 2017.

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 10th day of November, 2025.

_____(SEAL)
Christina Teeple

STATE OF TENNESSEE
COUNTY OF DAVIDSON

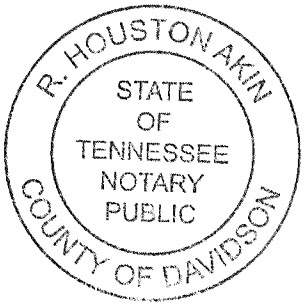
On this 23rd day of October 2025, before me, the undersigned, personally appeared Christina Teeple, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____
Notary Signature

Printed Name: R. Houston Akin

My commission expires: 5/9/26



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 $310,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of November, 2025.

Notary Signature
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 October 23, 2025.

October 29, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICALYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 29 day of October, 2025

Notary Public:

My Commission Expires: 7.6.26