Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed and sworn to before me this 3rd day of November, 2025.

Notary Public
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1341558 DEEDWARR
11/03/2025 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20251103-0087329

Address of New Owner:	Send Tax Bills to:	Tax Information
Armando Bueso Alvarado 1098 Sunset Rd Brentwood TN 37027	Same	119-11-0-054

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Kimberly Corbin, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Armando Bueso Alvarado** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 31 on the Map of Mashburn Heights, of record in Book 1835 Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 108.6 feet on the westerly side of Mashburn Road, as measured around a slight curve, and runs back between parallel lines 168.6 feet on the North line and 137 feet on the South line to a dead line in the rear on which it measures 64.6 feet.

Being the same property conveyed to Jack H. Klausmeier by Quitclaim Deed from Ruth K. Cook of record in Instrument No. 20050207-0013706, Register's Office for Davidson County, Tennessee, and dated January 2, 2005. Jack H. Klausmeier died testate on October 26, 2016, his will filed as Minument of Title File No. 25P1465 in the Circuit Court for Davidson County, Tennessee and of record in Instrument No. 20250821-0066914 Register's Office for Davidson

County, Tennessee. in which he devised said property to Kimberly Klausmeier Corbin

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Mashburn Heights of record in Book 1835 Page 1 Register's Office for Davidson County, Tennessee.

This property is improved property known as 2716 Mashburn Road, Nashville, TN 37210

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 3rd day of November, 2025.

Kimberly Corbin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of November, 2025, before me personally appeared Kimberly Corbin, 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 3rd day of November, 2025.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Amy Cross Nance do hereby make oath that I am a licensed attorney and 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 this 3rd day of March, 2025

Dated 11/3/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 3rd day of March, 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL