Karen Johnson Davidson County
Batch# 1355412 DEEDWARR
12/08/2025 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20251208-0097670

Name and Address of New Owner:
Efrain Torres Avalos and Maria Del Carmen Lazo De Torres
517 Tuscarora Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 162-03-0-290

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, **Oscar Tiriquis Rac, unmarried and Densi Tiriquis Rac, unmarried, joint tenants with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Efrain Torres Avalos, and Maria Del Carmen Lazo De Torres, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 164, Plan of Haywood Hills, Section 3, as shown on plat of record in Plat Book 4460, Page164, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Oscar Tiriquis Rac, unmarried and Densi Tiriquis Rac, unmarried, joint tenants with right of survivorship, by Quitclaim Deed dated June 3, 2021 from Oscar Tiriquis Rac, unmarried, recorded August 26, 2021 in Instrument No. 20210826-0115536 in the Register's Office.

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 8th day of December, 2025.

_____(SEAL)
Oscar Tiriquis Rac

_____(SEAL)
Densi Tiriquis Rac

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of December, 2025, before me personally appeared Oscar Tiriquis Rac and Densi Tiriquis Rac, 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 8th day of December, 2025.

Notary Signature
My commission expires: 6/26/27

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $260,000.00, 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 8th day of December, 2025.

Notary Public
My commission expires: 6/26/27
File No. 2025-8593-RS

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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 December 8, 2025 (date of document)

Affiant Signature

December 8, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 8 day of December, 20 25

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202512080097670