Karen Johnson Davidson County
Batch# 1358994 DEEDWARR
12/17/2025 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20251217-0100354

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7684-AJ

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of December, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yair Velazquez Vanegas and Anabelyn Mendez Concepcion 612 Roxanne Drive Nashville, TN 37013	Bank of America N. A. PO BOX 7265 Springfield, OH 45501-7265	162 10 0 173.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Mark William Straeter and Kerstin Chantel Straeter, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Yair Velazquez Vanegas and Anabelyn Mendez Concepcion, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Situate in the Nineteenth(19th) Civil district of Davidson County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of BROOK VIEW ESTATES, SECTION 2 of record in Plat Book 4460, Page 163, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Straeter, an unmarried man and Kerstin Rillings, an unmarried woman, as joint tenants with rights of survivorship, by Warranty Deed from Baeho Shin, a married man, of record in Instrument No. 20220519-0057810, in the Register's Office of Davidson County, Tennessee, dated May 11, 2022, and recorded on May 19, 2022.

This is improved property located at: **612 Roxanne Drive, Nashville, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of December, 2025.

GRANTOR:

Mark William Straeter

Kerstin Chantel Straeter

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark William Straeter and Kerstin Chantel Straeter, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of December, 2025.

Notary Public
My Commission expires 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 12/11/2025 (date of document).

Affiant Signature

12/11/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 11 day of December, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL