Name and Address of New Owner:
Thomas Robert Kyle Burkett and Trey Brian Johnson
6162 North New Hope Road
Hermitage, TN 37076

Send Tax Bills To:
New Owner

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

Karen Johnson Davidson County
Batch# 1360347 DEEDWARR
12/19/2025 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20251219-0101176

Map & Parcel No: 087-09-0-132-00

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, **Martin M. Aguilar and Maribel Del Carmen Rivera Del Aguilar, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas Robert Kyle Burkett, a married man, and Trey Brian Johnson, a married man,** "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, to-wit:

Being Lot 1 as shown upon the plat entitled "Final Plat for Martin Aguilar, Aguilar Subdivision, Nashville, Davidson County, Tennessee", recorded October 25, 2021 as Instrument No. 20211025-0143296

Being part of the same property conveyed to Martin M. Aguilar and Maribel Del Carmen Rivera Del Aguilar, husband and wife by Warranty Deed from Tham Van Luu and Hoa Thi Nguyen, husband and wife dated September 26, 2014 and recorded on October 01, 2014 of recorded in Instrument No. 20141001-0090485, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 087-09-0-132-00
Being also known as 6162 North New Hope Road, Hermitage, TN 37076

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 17th day of December, 2025.

_____(SEAL)
Martin M. Aguilar

_____(SEAL)
Maribel Del Carmen Rivera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of December, 2025, before me personally appeared Martin M Aguilar and Maribel Del Carmen Rivera, 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, this 17th day of December, 2025.

_____
Notary Signature
My commission expires: 6/24/27

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 $1,100,000.00, 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 17th day of December, 2025.

_____
Notary Public
My commission expires:_____
File No. 2025-8611-?

REGINA V SILLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 17, 2025 (date of document)

Regina Sullo

Affiant Signature

December 18, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 18 day of December, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. 5-9-2026

202512190101176