Name and Address of New Owner:
Frank Gilmer Barber, III and Michelle Kearney
108 Marita Avenue
Goodlettsville, TN 37072

Send Tax Bills To:
SAME AS ABOVE

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

Map & Parcel No: 033-08-0-046-00

Karen Johnson Davidson County
Batch# 1361790 DEEDWARR
12/29/2025 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20251229-0102521

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, **Daniel Morales Osuna, and Alba Liana Quevedo Roca, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Frank Gilmer Barber, III, unmarried, and Michelle Kearney, unmarried**, "the Grantees," the following described real estate in Davidson County, Tennessee:

The following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Gatewood Section 1 of record in Plat Book 3300, Page 49, 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 Daniel Morales Osuna and Alba Quevedo Roca, husband and wife by Warranty Deed from Shane Matthews, a divorced person dated September 29, 2023 and recorded on October 02, 2023 of record as Instrument No. 20231002-0077301, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 033 08 0 046.00
Being also known as 108 Marita Avenue, Goodlettsville, TN 37072

Subject to all matters shown on the plan of record in Plat Book 3300, Page 49, in the Davidson County Register of Deeds Office.

Subject to Covenants, conditions, restrictions and easements contained in Restrictive Covenants dated April 2, 1962, recorded April 4, 1962 as Book 3370, Page 121 and Amendment to Restrictive Covenants recorded in Book 3398, Page 438 and any/all amendments thereto, in the Davidson County Register of Deeds 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 18th day of December, 2025.

Daniel M (SEAL)
Daniel Morales Osuna

Alba Liana Quevedo Roca (SEAL)
Alba Liana Quevedo Roca

STATE OF NEW JERSEY
COUNTY OF Bergen

On this 18th day of December, 2025, before me personally appeared Daniel Morales Osuna and Alba Liana Quevedo Roca, 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 18th day of December, 2025.

Notary Signature
My commission expires: January 30, 2028

ANA MELENCIANO
Commission # 2429417
Notary Public, State of New Jersey
My Commission Expires
01/30/2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson

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 $405,000.00, 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
22 ~~18th~~ day of December, 2025.

Notary Public
My commission expires: 8-3-26
File No. 2025-8597-MA

LEIGH ANNE SAILORS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

I, Thomas N. Jones, 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 18, 2025 (date of document).

Thomas N. Jones
Date: December 22, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 22nd day of December, 2025.

Notary Public

My Commission Expires: 8-3-26

