Name and Address of New Owner:
Tania Madariaga Garcia and Carlos Daniel Reyes Garcia
1608 Aaronwood Drive
Old Hickory, TN 37138

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1367374 DEEDWARR
01/08/2026 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260108-0001548

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

Map & Parcel No: 063-16-0B-014-00

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, **Pamela Ann Furr, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tania Madariaga Garcia and Carlos Daniel Reyes Garcia, a married couple,** "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 14, Hampton Park (Formerly Chitwood Downs), as shown on plat of record in Plat Book 6900, Pages 550, 551 and 552, corrected by Certificate of Correction recorded in Book7462, Page 445 and Surveyor's Certificate of Correction recorded in Book 8110, Page 401, Amendment recorded in Book 8181, Page 112, 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 Pamela Ann Furr by Quitclaim Deed dated August 15, 2018 from Thomas Furr and Shirley Furr, husband and wife, recorded August 20, 2018 in Instrument No. 20180820-0081986 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 7th day of January, 2026.

Pamela Ann Furr (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of January, 2026, before me personally appeared Pamela Ann Furr, 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 7th day of January, 2026.

Notary Signature
My commission expires:

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

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 $360,000.00, 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 7th day of January, 2026.

Notary Public
My commission expires:
File No. 2025-8646-RS

MARY E. ARMOR
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 January 7, 2026 (date of document)

Regina Sullo
Affiant Signature

January 7, 2026
Date

State Of TN
County of Davidson

Sworn and subscribed before me this 7 day of January, 20 26

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

