Karen Johnson Davidson County
Batch# 1369418 DEEDWARR
01/13/2026 12:05:30 PM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20260113-0003128

AFTER RECORDING RETURN TO:
Anastaisa N. Valenzuela and Jose L. Valenzuela
2512 Glenrose Avenue
Nashville, TN 37210
File No. 75499478

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 119 07 0 120.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 8 **day of** January, 2026 by and between **Amy Bermudez and Andres E. Bermudez, wife and husband,** residing at 1807 Rosebank Avenue, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **Anastaisa N. Valenzuela and Jose L. Valenzuela, a married couple,** residing at 2512 Glenrose Avenue, Nashville, TN 37210, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Three Hundred Thousand and 00/100 Dollars ($300,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 2512B Glenrose Avenue, Nashville, TN 37210

Being the same property conveyed to Amy Bermudez and Andres E. Bermudez, wife and husband from Juan A. Amaya, married, in a Warranty Deed dated 08/05/2016 and recorded August 05, 2016 under Instrument No. 20160805-0081663 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Amy Bermudez

Andres E. Bermudez

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Amy Bermudez** and **Andres E. Bermudez** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 8 day of January, 20 26.

Notary Public

My Commission expires: 3-8-2028

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Amy BERMUDEZ
Andres E. Bermudez

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 8 day of January, 2026

Notary Public
My Commission Expires: 3-8-2028

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

Name and address for person(s) responsible for taxes:

Anastaisa N. Valenzuela and Jose L. Valenzuela
2512 Glenrose Avenue
Nashville, TN 37210

Name and address of property owner:

Anastaisa N. Valenzuela and Jose L. Valenzuela
2512 Glenrose Avenue
Nashville, TN 37210

EXHIBIT A
LEGAL DESCRIPTION

Tax Id Number(s): 119 07 0 120.00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF GLENROSE ACRES, BEING A RESUBDIVISION LOTS 1 AND 3, OF RECORD IN PLAT BOOK 3842, PAGE 149, REVISION OF PLAT BOOK 3106, PAGE 70, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 1 FRONTS 60 FEET ON THE NORTHERLY SIDE OF GLENROSE AVENUE AND EXTENDS BACK 93.7 FEET ON THE EASTERLY LINE AND 100.4 FEET ON THE WESTERLY LINE TO THE L & N RAILROAD RIGHT OF WAY AND MEASURES 122.6 FEET THEREON.

Commonly known as: 2512B Glenrose Avenue, Nashville, TN 37210-5041

Being the same property conveyed to Amy Bermudez and Andres E. Bermudez, wife and husband, by deed dated August 2, 2016 of record in Deed Instrument/Case No. 20160805-0081663, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sam Rider, 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 1/8/2026 (date of document).

Affiant Signature

Jan 13, 2026
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 13 day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2031

NOTARY'S SEAL

STATE OF MICHIGAN NOTARY PUBLIC

KELLY L SCOTT
My Commission Expires
June 29, 2031
County of Macomb
Acting in the County of Wayne