Name and Address of New Owner:
Derrick Munoz and Destiny Munoz
584 Rural Hill Rd
Units 1 & 2
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 1385211 DEEDWARR
02/25/2026 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $484.70
20260225-0014964

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 13609000500

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, **Jessica Munoz, married and Juan Francisco Munoz, unmarried, as tenants in common with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Derrick Munoz, an unmarried man and Destiny Munoz, an unmarried woman, as joint tenants with full rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 71 and 72 on the Plan of Edge-O-Lake Estates, Section Four, as of record in Book 3600, Page 88, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 71, beginning at the common corner of Lots Nos. 71 and 72, thence all of Lot No. 71 as of record in Book 3600, Page 88, Register's Office for Davidson County, Tennessee, except for any right of way of roads, drainage, or flowage easements as of record in Book 4037, Page 724, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 80 feet on the Easterly side of Rural Hill Road, and runs back between parallel lines, 150 feet to a line in the rear measuring 80 feet thereon.

Being the same property conveyed by Jessica Munoz, married and Juan Francisco Munoz, unmarried, as tenants in common with right of survivorship by Quitclaim Deed from Jessica Munoz, married, dated November 16, 2011, of record in Instrument No. 20111128-0092323, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 584 Rural Hill Rd Units 1 & 2, Nashville, TN 37217

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 13th day of February, 2026.

_____(SEAL)
Jessica Munoz

_____(SEAL)
Juan Francisco Munoz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of February, 2026, before me personally appeared Jessica Munoz and Juan Francisco Munoz, 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 13th day of February, 2026.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 11.5.29

AFFIDAVIT OF VALUE

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 $131,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of February, 2026.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 11.5.29

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 2/13/26 (date of document).

Affiant Signature

2/13/26
Date

State of Tennessee

County of Davidson

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

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Notary Signature

MY COMMISSION EXPIRES: 3/22/26

NOTARY'S SEAL