Name and Address of New Owner:
Diane Herrera
106 Rolling Meadows Dr
Goodlettsville, TN 37072

Send Tax Bills To:
Same as owner

Karen Johnson Davidson County
Batch # 1412039 DEEDWARR
04/28/2026 09:59:29 AM 2 pgs
Fees: $13.00 Taxes: $887.63
20260428-0036831

This Instrument Prepared By:
Doug Jones
Capstone Title and Escrow LLC
210 Baber Park
Suite 150
Gallatin, TN 37066

Map & Parcel No: 033-03-0A-106-00

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, **Vicki H. Neal, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Diane Herrera, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 106, as shown on the map entitled Final Plat, Rolling Meadows, Phase One, Sect. Six, of record in Plat Book 7900, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to VICKI H. NEAL, UNMARRIED, by deed from GWEN J. HOLLAND, UNMARRIED, of record in Instrument No. 200007050066646, dated June 30, 2000, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 27th day of April, 2026.

Vicki H. Neal (SEAL)
Vicki H. Neal

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 27th day of April, 2026, before me personally appeared Vicki H. Neal, 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 27th day of April, 2026.

DURINDA CRABTREE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MAY 24, 2028

Notary Signature
My commission expires: 5/24/28

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 $239,900.00, 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 SUMNER

Sworn to and subscribed before me this 27th day of April, 2026.

Connie L. Timbs
Notary Signature
My commission expires: 1-30-2027

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY