Name and Address of New Owner:
Loreli Valverde Hernandez
3921 Banbury Drive
Nashville, TN 37207

Send Tax Bills To:
New Owner
Same

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

Map & Parcel No: 041-11-0-033

Karen Johnson Davidson County
Batch# 1415335 DEEDWARR
05/04/2026 12:36:30 PM 5 pgs
Fees: $28.00 Taxes: $1,391.43
20260504-0039606

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, **Kristin Munna, an unmarried woman and Rajesh Munna and Shelini Bechan, husband and wife, as joint tenants**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Loreli Valverde Hernandez, an unarried woman**, "the Grantee," 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 No. 430, on the plan of Bellshire Estates, Section "B", of recording Book 2331, Page 129, Register's Office of Davidson County, Tennessee. Said Lot No. 430 fronts 148 feet on the southeasterly side of Banbury Drive and extends back 195 feet on the northeasterly side and 328.7 feet on the southwesterly line to a dead line which is a broken line and measures 229.1 feet thereon.

Being the same property conveyed to Kristin Munna, an unmarried woman and Rajesh Munna and Shelini Munna, husband and wife, as joint tenants by Warranty Deed dated July 10, 2025 from John Wayne Brown, as Executor of the Estate of John Terry Brown, recorded July 18, 2025 in Instrument No. 20250718-0056848 in the Register's Office.

Shelini Munna is one and the same person as, and is now known as Shelini Bechan.

Being the same property conveyed to John Terry Brown and wife, Carolyn Walker Brown by Warranty Deed from Gaines and Gregory Construction Company, Inc., a corporation, dated November 6, 1958 and recorded November 6, 1958 in Book 2812, Page 387, Register's Office of Davidson County, Tennessee.

Carolyn Walker Brown having died on October 28, 2024, her interest in said property vesting in John Teny Brown as the surviving tenant by the entirety.

John Terry Brown having died testate on March 4, 2025, his interest in said property being conveyed pursuant to, and as authorized by, the terms of his Last Will and Testament as shown in Case No. 25P622, Seventh Circuit Court for Davidson County, Tennessee.

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.

_____(SEAL)
Rajesh Munna

_____(SEAL)
Kristin Munna

_____(SEAL)
Shelini Munna
See Other page

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2026, before me personally appeared Rajesh Munna and Kristin Munna, 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 27th day of April, 2026.

_____
Notary Signature
My commission expires: 3/6/29

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
DELLANA LOWHORN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2026, before me personally appeared Shelini Munna, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, this 27th day of April, 2026.

_____
Notary Signature
My commission expires:

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.

_____(SEAL)
Rajesh Munna

_____(SEAL)
Kristin Munna

Shelini Munna (SEAL)
Shelini Bechan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2026, before me personally appeared Rajesh Munna and Kristin Munna, 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 27th day of April, 2026.

_____
Notary Signature
My commission expires:

Commonwealth of Virginia
County of Hanover

On this28th day of April, 2026, before me personally appeared Shelini Bechan, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, this 27th day of April, 2026.

_____
Notary Signature
My commission expires: 08/30/2026

Andrew Ray Yon
REGISTRATION NUMBER
7754341
COMMISSION EXPIRES
August 31, 2026

Notarized by USA Notary Services LLC using online audio/video communication

AFFIDAVIT OF VALUE

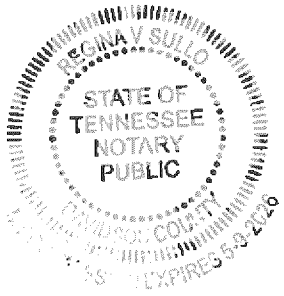
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $376,062.00, 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 27th day of April, 2026.

Notary Public
My commission expires:
File No. 2026-8891-RS



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 4/27/26 (date of document)

Regina Sullo

Affiant Signature

5/4/26

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 4 day of May, 20 26

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY CO... 2026

202605040039606