Karen Johnson Davidson County
Batch# 1433701 DEEDWARR
06/16/2026 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,698.30
20260616-0054387

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-40745-26

WARRANTY DEED

MARY KATHRYNE MASKELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2026.

NOTARY PUBLIC

My commission expires: 05/19/30

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Boris Orsulic 3724 Valley Ridge Drive Nashville, TN 37211	Same address as new owner	133-11-0-158

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTY NINE THOUSAND AND 00/100 Dollars ($459,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARCO GOMEZ, A MARRIED MAN, AND EDGAR ONTIVEROS, A MARRIED MAN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BORIS ORSULIC, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of Section Two, Valley View Meadows, of record in Book 3600, Page 60, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marco Gomez, a Married Man and Edgar Ontiveros, A Married Man from Donald Menchise, an unmarried man by deed dated March 17, 2026, and recorded March 24, 2026, in Instrument 20260324-0023319, said Register's Office.

Being the same property conveyed to Donald N. Menchise and wife, Mary Ann Menchise from Donald Eugene Randgaard and wife, Ruth Irene Randgaard by deed dated May 31, 1974, and recorded June 11, 1974, in Book 4823, Page 755, said Register's Office. Being the same property title to which vested in Donald N. Menchise upon the death of his wife, Mary Ann Menchise, by reason of their tenancy by the entirety. Mary Ann Menchise died in 1996.

The subject property was not a marital residence of Grantors and as such is not subject to any marital or homestead interest.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 3724 Valley Ridge Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 12th day of June, 2026

GRANTOR(S)

Edgar Ontivaros

Marco Gomez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Edgar Ontivaros and Marco Gomez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of June, 2026.

MARY KATHRYNE MASKELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

Mary Kathryne Maskell
Printed Notary Name

My commission expires: 05/19/30

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 June 12, 26 (date of document).

Jennifer Pennell

June 12, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 12, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal