Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Name and Address of New Owner:
Mia Graffam
821 Westcott Lane
Antioch, TN 37013

Karen Johnson Davidson County
Batch # 1443815 DEEDWARR
07/10/2026 09:25:17 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20260710-0062311

Send Tax Bills To:
Mia Graffam
821 Westcott Lane
Antioch, TN 37013

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

Map & Parcel No: 187-01-0N-003-00

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, **Claudia E. Valencia as Trustee of The Claudia Valencia Living Trust dated February 10, 2026, and any amendments thereto**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mia Graffam, an unmarried 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. 3 on the Plan of Burkitt Ridge Live/Work Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210505-0060576, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Claudia E. Valencia as Trustee of The Claudia Valencia Living Trust dated February 10, 2026, and any amendments thereto, by Quitclaim Deed dated February 10, 2026 from Claudia E. Valencia, an unmarried woman, recorded April 29, 2026 in Instrument No. 20260429-0037836 in the 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 9 day of June, 2026.

Claudia E. Valencia, Trustee of The Claudia Valencia Living Trust dated February 10.2026 and any amendments thereto

_____ (SEAL)
Claudia E. Valencia, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9 day of June, 2026, before me personally appeared Claudia E. Valencia, 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 9 day of June, 2026.

Nichole Dowling
Notary Signature
My commission expires: 11.26.2028

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

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 $615,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
9 day of June, 2026.

_____
Notary Public
My commission expires: _____
File No. 2026-8957-ND

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030