WARRANTY DEED

Karen Johnson
Batch # 1445296
07/13/2026 10:35:48 AM
Fees: $18.00 Taxes: $1,202.50

Davidson County
DEEDWARR
3 pgs

20260713-0062797

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 30, 2029

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/30/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Group of Tennessee, LLC Series Bravo, 181 Beasley Drive, Dickson, TN 37055,
File number: 2026-05-15508B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Josh DesBrisay and Kailey DesBrisay	Josh DesBrisay and Kailey DesBrisay	128-10-0-094.00
(NAME)	(NAME)	
633 Hicks Road	633 Hicks Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, MELISSA DARLEEN LUNA AND MICHAEL EDWIN LUNA, AS CO-EXECUTORS OF THE ESTATE OF HERSCHEL EDWIN LUNA, ACTING UNDER THE AUTHORITY OF THE LAST WILL AND TESTAMENT OF HERSCHEL EDWIN LUNA, FILED CASE NO. 25P348, IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAILEY DESBRISAY AND JOSH DESBRISAY, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Tract or Parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 123 on the Plan of Stacy Square, Section 3, as of record in Book 4175, page 154, Register's Office for said County, to which said plan reference is hereby made for a complete legal description.

BEING the same property conveyed to Herschel Edwin Luna and wife Genevia Luna from C & S Builders, Inc, a Tennessee Corporation, by Warranty Deed dated May 19, 1971, and of record on May 24, 1971, in Book 4504, Page 446, in the Register's Office for Davidson County, Tennessee. Also being the same property title towhich vested in Herschel Edwin Luna upon the death of his wife, Genevia Luna, by reason of their tenancy by the entirety.

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of July, 2026

Estate of Herschel Edwin Luna

BY: Michael Edwin Luna
Michael Edwin Luna
Executor

BY: _____
Melissa Darleen Luna
Executor

STATE OF TENNESSEE
COUNTY OF Dickson

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared MICHAEL EDWIN LUNA with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Executor of the Estate of Herschel Edwin Luna, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Estate of Herschel Edwin Luna.

Witness my hand and official seal this 8th day of July, 2026.

Commission Expires: _____

_____
Notary Public

KELLY GRIGSBY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 21, 2027

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared MELISSA DARLEEN LUNA with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Executor of the Estate of Herschel Edwin Luna, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Estate of Herschel Edwin Luna.

Witness my hand and official seal this _____ day of _____, 2026.

Commission Expires: _____

_____
Notary Public

Witness our hands this 8 day of July, 2026

Estate of Herschel Edwin Luna

BY: _____
Michael Edwin Luna
Executor

BY: Melissa Darleen Luna
Melissa Darleen Luna
Executor

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared MICHAEL EDWIN LUNA with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Executor of the Estate of Herschel Edwin Luna, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Estate of Herschel Edwin Luna.

Witness my hand and official seal this _____ day of _____, 2026.

Commission Expires: _____

_____
Notary Public

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Currituck

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared MELISSA DARLEEN LUNA with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Executor of the Estate of Herschel Edwin Luna, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing on behalf of the Estate of Herschel Edwin Luna.

Witness my hand and official seal this 8 day of July, 2026.

Commission Expires: 6/6/29

_____
Notary Public

CHIKARA M BRITT
Notary Public, North Carolina
Currituck County
My Commission Expires
06/06/2029