Karen Johnson Davidson County
Batch# 1456073 DEEDWARR
08/06/2026 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260806-0072344

Name and Address of New Owner:
Valeria Bautista and Salvador De Le Paz Angel
5716 Chadwick Lane
Brentwood, Tennessee 37027

Send Tax Bills To:
New American Funding, LLC
PO Box 5071
Troy, Michigan 48007-5071

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 160 16 0A 002.00

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, the **Estate of Jan Carol Hayter**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Valeria Bautista, and Salvador De Le Paz Angel,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of SECTION ONE, MONTGOMERY PLACE, of record in Plat Book 7900, Page 708 and corrected in Book 9830, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jan C. Hayter, by Warranty Deed from Bobby J. Stanley and wife, Nancy R. Stanley, of record in Instrument No. 20010301-0019050, in the Register's Office of Davidson County, Tennessee, dated February 28, 2001, and recorded on March 01, 2001. Jan C. Hayter having died on December 13, 2025, Teresa Morgan was appointed to serve as Administrator of her estate. See Case No. 25P-2412, Circuit Court for Davidson County, Tennessee, Probate Division.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 30th day of July, 2026.

Estate of Jan Carol Hayter

By: Teresa Morgan, Administrator (SEAL)
Teresa Morgan, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2026, before me personally appeared Jan Hayter, 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 30th day of July, 2026.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 3/5/30

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 $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of July, 2026.

Notary Signature
My commission expires: 3/5/30

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 July 30, 2026.

August 4, 2026
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 4 day of August, 2026.

Notary Public:

My Commission Expires: 11-18-2029