Karen Johnson Davidson County
Batch# 1462065 DEEDWARR
08/19/2026 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20260819-0077340

Name and Address of New Owner:
Alberto Andres Leotaud Lezama
2460 Fairbrook Drive
Nashville, TN 37214

Send Tax Bills To:
Newowner

This Instrument Prepared By:
Mason Lillie powered by Bell Land Title
231 Public Square, Ste 220
Franklin, TN 37064
File No.: ML-26-281

Map & Parcel No: 073 07 0 006.00

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 $430,000.00, 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 WILLIAMSON

Sworn to and subscribed before me this 14th day of August, 2026.

Notary Signature
My commission expires: November 0, 2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES

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, **Jessica Jo Anderson and Michael James Anderson, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alberto Leotaud Lezama, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No.1, SUBDIVISION OF LOT #461 AND RESERVE PARCEL OF SUNSET VIEW, SECTION SIX, as shown by plat of record in Instrument No. 20020402-0039801, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jessica Jo Anderson and Michael James Anderson, wife and husband, by Warranty Deed from Laverte C. Smith and Melissa Smith, husband and wife, of record in Instrument No. 20200518-0051291, in the Register's Office of Davidson County, Tennessee, dated April 30, 2020 and recorded on May 18, 2020.

This property more commonly known as 2460 Fairbrook Drive, Nashville, TN 37214

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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 14th day of August, 2026.

Jessica Jo Anderson (SEAL)

Michael James Anderson (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of August, 2026, before me personally appeared Jessica Jo Anderson and Michael James Anderson, 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 14th day of August, 2026.

Notary Signature
My commission expires:

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 August 14, 2026 (date of document).

Jennifer Pennell

August 17, 2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this August 17, 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