Karen Johnson Davidson County
Batch# 1467981 DEEDWARR
09/03/2026 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $865.80
20260903-0082015

This Instrument Prepared By:
C. WAYNE TOMERLIN
Attorney at Law
24 Public Square
Lawrenceburg, TN 38464

WARRANTY DEED

GRANTOR: BEATRIZ SOLORZANO

GRANTEE: ALLYSHA BUREYKO

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED THIRTY FOUR THOUSAND AND 00/100 AND ($234,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said **BEATRIZ SOLORZANO, A SINGLE WOMAN,** has bargained and sold and does hereby bargain, sell, convey, and confirm unto **ALLYSHA BUREYKO, AN UNMARRIED WOMAN,** the following described real estate, being more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Revised Plan of Myatt-Eagan Subdivision of Lots 2 and 3 of the Anderson Estates, of record in Book 1424, Page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Beatriz Solorzano, a single person by Warranty Deed from Wanda Williams, unmarried of record in Instrument No. 20160129-0009093 Register's Office for Davidson County, Tennessee, dated January 28, 2016 and recorded on January 29, 2016.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title, and interest, thereto belonging to the said **Allysha Bureyko,** her heirs and assigns forever. And I do covenant with the said **Allysha Bureyko,** that I am lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered except as set out above.

And I do further covenant and bind myself, my successors, and assigns, to warrant and forever defend title to said land to **Allysha Bureyko,** her heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 27 DAY OF August, 2026.

Beatriz Solorzano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of August, 2026 before me, personally appeared **Beatriz Solorzano,** to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed.

Annette Scherrer STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

Notary Public
My Commission Expires: 1-22-26

We hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, **($234,000.00),** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 28 day of August, 2026.

SONDRA MOUNCE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

Notary Public
My Commission Expires:

Map/Parcel ID: 043-11-0-156.00

PROPERTY ADDRESS:123 Larchmont Drive Madison, TN 37115

SEND TAX BILLS TO NEW OWNER: Allysha Bureyko 123 Larchmont Drive Madison, TN 37115

CERTIFICATION

I, Chase M. Cosner (owner/preparer of document), 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 8-27-26 (date).

Affiant Signature

8-27-26
Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 27 day of August 2026.

Notary Signature

My Commission Expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2029
MAURY COUNTY