Karen Johnson Davidson County
Batch# 1470516 DEEDWARR
09/09/2026 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20260909-0083562

Name and Address of New Owner:
George Avery Poor and Brittney McLendon Poor
4216 Stone Hall Boulevard
Hermitage, TN 37076

Send Tax Bills To:

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

Map & Parcel No: 085-04-0A-224-00

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, **Efrain Aguilar Nava and wife, Elvira Pelayo Anaya**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **George Avery Poor, and Brittney McLendon Poor, husband and wife**, "the Grantees," 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:

Being Lot No. 224 on the Final Plat of The Reserve at Stone Hall, formerly Eversong at Ravenwood, Phase 1, Section 2B, Planned Unit Development, of record in Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Efrain Aguilar Nava and wife, Elvira Pelayo Anaya, by Warranty Deed dated March 6, 2018 from Aviance Baskin, recorded March 9, 2018 in Instrument No. 20180309-0022762 in the Register's Office.

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 4th day of September, 2026.

_____(SEAL)
Efrain Aguilar Nava

_____(SEAL)
Elvira Pelayo Anaya

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of September, 2026, before me personally appeared Efrain Aguilar Nava and Elvira Pelayo Anaya, 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 4th day of September, 2026.

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 5/12/30

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 $675,000.00, 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 4th day of September, 2026.

_____
Notary Public
My commission expires: August 31, 2027
File No. 2026-9190-RS

Tennessee Certification of Electronic Document

I, Marty Berry, 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 9/4/26 (date of document).

Affiant Signature

9/4/26

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 4 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-5-2026

NOTARY'S SEAL

