Karen Johnson Davidson County
Batch# 1480301 DEEDWARR
10/02/2026 10:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,283.90
20261002-0090993

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
ForthRight Title, LLC
116 Maple Row Boulevard
Hendersonville, TN 37075
File No. 26-1246SSO-JC

Name and Address of New Owner:
Karina Infantes and Jorge Valdivia
2005 Remington Park Rd
Hermitage, TN 37076-1391

Send Tax Bills To:
Karina Infantes and Jorge Valdivia
2005 Remington Park Rd
Hermitage, TN 37076-1391

Map & Parcel No: 064 16 0D 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, **Michael Carlin, unmarried** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Karina Infantes,** Zubieta **married** ~~man~~ woman **and Jorge~~s~~ Valdivia Gallo, married man, as joint tenants with right of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 184 on the plan of SECTION ONE, TRUXTON PARK of record in Instrument no. 20001026-0106272, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael F. Carlin, unmarried, by Warranty Deed from Charles Latimer and wife, Lisa Hilton-Latimer, of record in Instrument No. 20060503-0050874, in the Register's Office of Davidson County, Tennessee, dated April 28, 2006 and recorded on May 3, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as: **2005 Remington Park Rd, Hermitage, TN 37076-1391**

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 29 day of September, 2026.

Michael Carlin (SEAL)

STATE OF Ohio

COUNTY OF Summit

Personally appeared before me the undersigned, a Notary Public in and for said State and County, **Michael Carlin, unmarried**. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of September, 2026.

Notary Signature
My commission expires: 5/12/2030

MAHESH SRINIVASAN
Notary Public, State of Ohio
My Commission Expires
05/12/2030

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 **$347,000.00**, 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 Sumner

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

Notary Signature

My commission expires: 4/22/2029

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 9/29/2020 (date of document).

Affiant Signature

10/01/2020
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 01 day of Oct., 2020.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County