Karen Johnson Davidson County
Batch# 1482426 DEEDWARR
10/08/2026 10:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20261008-0092488

Name and Address of New Owner:
Ignacio E. Maciel Chavez and Ana Luz Velazco Flores
7120 South Hampton Boulevard
Antioch, TN 37013

Send Tax Bills To:
Ignacio E. Maciel Chavez and Ana Luz Velazco Flores
7120 South Hampton Boulevard
Antioch, TN 37013

This Instrument Prepared By:
Kristin Brown
DUCK RIVER TITLE INC.
508 South Cannon Boulevard
Shelbyville, TN 37160

Map & Parcel No: 151-10-0A-245-00

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, **JOE GARRETT AND TAMMY GARRETT, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **IGNACIO E. MACIEL CHAVEZ AND ANA LUZ VELAZCO FLORES, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

The following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 93, on the plan of Phase 3, Villages of Long Hunter, PUD as shown by plat appearing of record in Instrument Number 20030707-0093205, 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 Joe Garrett and Tammy Garrett, husband and wife by Warranty Deed from Patricia Eachus and Charlotte Cannon, a married couple, recorded on 07/09/2026 in Instrument No. 202607090061842, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors 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, Grantors has caused this Warranty Deed to be executed on the 29th day of September, 2026.

_____ (SEAL)
Joe Garrett

_____ (SEAL)
Tammy Garrett

STATE OF TENNESSEE
COUNTY OF BEDFORD

On this 29th day of September, 2026, before me personally appeared Joe Garrett and Tammy Garrett, 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 29th day of September, 2026.

_____
Notary Signature
My commission expires:2-22-27

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 $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Janice Singleton
Affiant

STATE OF TENNESSEE
COUNTY OF ~~BEDFORD~~ Wilson

Sworn to and subscribed before me this 5th day of October, 2026.

Sharon Atchley
Notary Signature
My commission expires: 7/19/28



ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 10/5/26.

John M. Lee, Attorney

Date: 10/5/26

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 5 day of October 2026.

Notary Public

MY COMMISSION EXPIRES:
8-31-2027

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY