This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1269311 DEEDWARR
05/06/2025 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,657.60
20250506-0035387

State of TN }
County of DAVIDSON }
The actual consideration or value, whichever is greater for this transfer is: $448,000

Affiant Signature

Subscribed and sworn to before me on this the 5th Day of May, 2025.

Notary Public
My Commission expires _____/_____/_____

REGINA BLATT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/08/2025
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Alberto Sosa Gaytan & Maria De Lourdes Lopez
257 Paragon Mills Rd.
Nashville, TN 37211

SEND TAX BILLS TO:
Alberto Sosa Gaytan & Maria De Lourdes Lopez

MAP AND PARCEL NUMBER: Tax ID #: 134-13-0-104.00

WARRANTY DEED

25NT00286

Effective the 1st Day of May, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Armia Saber and Meriana Messiha Saber

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Maria De Lourdes Lopez Mendez and Alberto Sosa Gaytan, wife and husband

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 190, Plan of Kenilworth Estates, Section IV, of record in Book 330, Pages 34, 35, & 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Armia Saber, married from Erin Dias, Trustee of The 257 Paragon Mills Road Trust, by Warranty Deed dated 09/27/2024 and recorded 10/04/2024 in Instrument No. 20241004-0077281, Register's Office of said County.

Being the same property conveyed to Erin Dias, Trustee of the 257 Paragon Mills Road Trust, by Warranty Deed from Brian Wesley Jones, dated September 27, 2024, of record in Instrument No. 20241001-0076124, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Brian Wesley Jones, by Executor's Deed from Brian Wesley Jones, Executor of the Last Will and Testament of Eddie Lewis Jones, dated January 21, 2023, of record in Instrument No. 20230307-0016115, in the Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 257 Paragon Mills Rd, Nashville, TN 37211-4035

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 1st day of May, 2025

Armia Saber 05/01/2025 09:34 AM CDT

Armia Saber

State of TN)
County of Davidson)

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Armia Saber**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2025.

Edward P Hunsberger Sr 05/01/2025 09:42 AM CDT

Notary Public
My Commission expires: _____/_____/_____.

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD
Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Witness our hands this the 1st day of May, 2025

Meriana Messiha Saber 05/01/2025 09:36 AM CDT

Meriana Messiha Saber

State of TN)
County of Davidson)

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Meriana Messiha Saber,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2025.

Edward P Hunsberger Sr 05/01/2025 09:42 AM CDT

Notary Public
My Commission expires: _____/_____/_____.

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD
Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Jordan Myers, 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 05/01/2025 (date of document).

Affiant Signature

Date 05/05/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of May, 2025.

Notary Signature

MY COMMISSION EXPIRES: 11/3/25

