Karen Johnson Davidson County
Batch# 1282092 DEEDWARR
06/06/2025 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $92.50
20250606-0044775

**Prepared By & Return To:**
Tennessee Title Service, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
MJ-25-2666

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of June, 2025

Notary Public

Commission Expires: 9/13/2026

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Juan Alberto Barahona Portillo and Ana Maribel Galvez Zelaya<br>3203 Priest Woods Dr<br>Nashville, TN 37214 | NEW OWNER<br>3203 Priest Woods Dr<br>Nashville, TN 37214 | 047-00-0-151.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Millenium Hills Co Inc., a South Dakota Corporation**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Juan Alberto Barahona Portillo, and Ana Maribel Galvez Zelaya husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in the Davidson County, Tennessee.**

**Beginning at an iron pin in the Westerly margin of Old Hickory Boulevard, being the Southeast corner of herein described tract and the Northeast corner of the Tommy R. Pope property of record in Book 5522, Page 386, Register's Office for Davison County, Tennessee; thence with the common line of Tommy R. Pope, North 70 degrees 45 minutes West 735.82 feet to a point in said line; thence North 19 degrees 15 minutes East 59.93 feet to a point; thence South 70 degrees 45 minutes East 738.70 feet to a point in the Westerly margin of Old Hickory Boulevard; thence with said margin, South 22 degrees 00 minutes West 60.0 feet to the point of beginning, containing 1.0 acres, more or less.**

**Being a portion of the same land conveyed from Edward A. Sadler, Jr., Trustee, to Betty J. Petway of record in Book 6052, Page 592, Register's Office, Davidson County, Tennessee.**

**Being the same property conveyed to Bruce Malone and Carolyn Malone by Quitclaim deed from**

**Betty J Petway of record in Book 8880, page 121, Register's Office for Davidson County, Tennessee, dated 12/22/1992 and recorded on 3/4/1993.**

**Being the same property conveyed to Millennium Hills Co., a South Dakota corporation by Warranty Deed from Bruce Malone and Carolyn Malone dated March 28, 2025 and recorded March 31, 2025 in Instrument No. 20250331-0024058, Register's Office of Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 5553 Old Hickory Boulevard, Nashville, TN 37218

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; and we so covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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.

Dated this the 3rd day of June, 2025.

Millenium Hills Co Inc., a South Dakota Corporation

By: Blake Arnold
Blake Arnold, President

STATE OF Virginia
COUNTY OF Roanoke City

Before me, the undersigned notary public of the state and county mentioned, personally appeared Blake Arnold, President of Millenium Hills Co, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Millenium Hills Co, the within named bargainor, and that such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Brentwood, TN this 3rd day of June, 2025.

Alexander Luis Marin
Notary Signature
My commission expires: 08/31/2028

COMMONWEALTH OF VIRGINIA · N · ELECTRONIC NOTARY PUBLIC

Alexander Luis Marin

REGISTRATION NUMBER
7871785
COMMISSION EXPIRES
August 31, 2028

Notarized remotely online using communication technology via Proof.

# Certificate of Authenticity

I, Joshua A. Terry, 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 June 3rd 2025.

Affiant Signature – Joshua A. Terry

6/6/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/6/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27