This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-6336-AJ

Karen Johnson Davidson County
Batch# 1298279 DEEDWARR
07/16/2025 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250716-0056281

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2025.

Notary Public
My Commission Expires: _____

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carlos Iban Diaz Cruz 3928 East Ridge Dr. Nashville, TN 37211	New Owner	148 14 0 016.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Michael Whittaker, a married man (individually and/or collectively, "Grantor"), transfer and convey unto Carlos Iban Diaz Cruz (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 119 of LOCUSTWOOD SUBDIVISION, SECTION II, of record in Plat Book 2331, Page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Michael Whittaker, by Quitclaim Deed from Jayna Goedecke, of record in Instrument No. 20241226-0099721, in the Register's Office of Davidson County, Tennessee, dated December 04, 2024, and recorded on December 26, 2024.

Being the same property conveyed to Gregory R. Whittaker, by Warranty Deed from Jerry Edward Taylor, married, of record in Book 11244, Page 694, in the Register's Office of Davidson County, Tennessee, dated December 07, 1998, and recorded on December 09, 1998. The said Gregory R. Whittaker AKA Butch Whittaker died on August 23, 2024, Intestate, devising subject property to Michael Whittaker and Jayna Goedecke. See Probate Case No. 24P2362, Davidson County, Tennessee. In the Seventh Circuit Court and also see Affidavit of Heirship Recorded in Instrument Nos. 20241202-0093157; 20241202-0093158 in the Register's Office of Davidson County, Tennessee. Subject property was never primary residence for grantor and/or spouse.

This is improved property located at: **3928 East Ridge Drive, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2025.

GRANTOR:

Michael Whittaker

STATE OF Florida
COUNTY OF Lake

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Whittaker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of June, 2025.

Jennifer R. Johnson
Notary Public
My Commission expires: 08/29/27

JENNIFER R JOHNSON
State of Florida - Notary Public
Commission # HH 408604
My Commission Expires Aug. 29, 2027

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 7-16-2025 (date of document)

Regina Sullo

Affiant Signature

7-16-2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 16 day of July, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202507160056281