RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch # 1303519 **DEEDWARR**
07/30/2025 10 05 15 AM 2 pgs
Fees $13 00 Taxes $1,369 00
20250730-0060097

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $370,000 00

Affiant Signature

Subscribed and sworn to before me on this the 21 Day of July, 2025

Notary Public
My Commission expires 5/28/2029

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Expires May 28, 2029
COUNTY OF WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
Danilo Galindo and Fatima Tabora
320 Paragon Mills Rd
Nashville, TN 37211

SEND TAX BILLS TO:
Danilo Galindo and Fatima Tabora
320 Paragon Mills Rd
Nashville, TN 37211

MAP AND PARCEL NUMBER: 13312005300

WARRANTY DEED
25NT00840

Effective the____ Day of _____, _____ and for and in Consideration of the sum of $1 00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Julio Alberto Pais, Heir-At-Law of Chit Htwe, deceased

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Danilo Galindo and Fatima Tabora, Husband and Wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 115, as shown on the map entitled Windsor Park, of record in Book 3600, page 64, amended in Book 4019, page 709, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Chit Htwe deceased 02/22/2023, leaving her heir-at-law as follows, as evidenced by affidavits of heirship recorded as document no 20250724-0058515 AND 20250724-0058516 Register's office for Davidson County, Tennessee Julio Alberto Pais, Heir-At-Law

Being the same property conveyed to Chit Htwe from Nawas Hussein and Mahdi Salman Hussein by Warranty Deed dated 07/30/2018 and recorded 08/17/2018 in Instrument No 20180817-0081552, Register's Office of said County

This is an improved property commonly known as 320 Paragon Mills Rd, Nashville, TN 37211

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 21 day of July, 2025

Julio Alberto Pais

Julio Alberto Pais

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Julio Alberto Pais**, 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

Russell Norment

Notary Public

My Commission expires 10/04/2027

RUSSELL NORMENT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
October 4, 2027
COUNTY OF DAVIDSON