Name and Address of New Owner:
Luis Emilio Calderon Garcia and Olivia Vicencio Ramirez, husband and wife
304 Ladybird Drive
Nashville, TN 37217

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
New Owner

Map & Parcel(s):
135-01-0-080.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joann W. Groogan, a widow**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Luis Emilio Calderon Garcia, and Olivia Vicencio Ramirez, husband and wife**, hereinafter called the GRANTEE, their heirs, successors and assigns, 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. 105 on the Plan of Town Park Estates, as of record in Book 3300, Pages 64 and 65, Register's Office for said county.
>
> Said Lot No. 105 fronts 91.88 feet on the northerly side of Ladybird Drive and extends back 225 feet on the westerly line and 216.01 feet on the Easterly line which is a broken line, to a dead line, measuring 93.04 feet thereon.
>
> Being the same property conveyed to John F. Groogan, Jr. and wife, Joann W. Groogan by Warranty Deed from Everett E. Sutton and wife, Mildred H. Sutton of record in Book 4932, page 99, Register's Office for Davidson County, Tennessee, dated July 10, 1975 and recorded on July 15, 1975. The said John f. Groogan, Jr. died on July 23, 2003 leaving Joann W. Groogan as the surviving tenant by the entirety.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 304 Ladybird Drive, Nashville, TN 37217

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, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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.

Karen Johnson Davidson County
Batch# 1304209 DEEDWARR
07/31/2025 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20250731-0060820

WITNESS my hand this 20 day of June, 2025.

Joann W. Groogan

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 20 day of June, 2025, before me personally appeared Joann W. Groogan, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 20 day of June, 2025.

Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00.

Affiant Signature

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

Notary Public
My Commission Expires: 9.5.2028

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 July 30 2025.

Affiant Signature

7/30/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of July, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

