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# 1317724 DEEDWARR
09/03/2025 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20250903-0070148

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $283,000.00

Affiant Signature

Subscribed and sworn to before me on this the 28th Day of Aug, 2025

Notary Public
My Commission expires 10/25/2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Oscar Torres Umana
521 Owendale Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Oscar Torres Umana
521 Owendale Drive
Antioch, TN 37013

MAP AND PARCEL NUMBER: 15001030200

WARRANTY DEED
25NT00990

Effective the 28 Day of Aug., 2025 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,

Arturo Torres, married man

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

Oscar Torres Umana, a single man

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. 55 on the Plan of Edge-O-Lake Estates, Section 18 of record in Plat Book 4675, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Arturo Torres, married man from Teola Haynes Lewis, unmarried, by Warranty Deed dated 07/07/2022 and recorded 07/13/2022 in instrument No. 20220713-0080528, Register's Office of said County.

This is an improved property commonly known as: 521 Owendale Dr, Antioch, TN 37013

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 28 day of Aug., 2025

Arturo Torres by Daniel Arturo Torres Guevara, Attorney-in-Fact

Arturo Torres by Daniel Arturo Torres Guevara, Attorney-in-Fact

State of Tennessee)
County of Davidson)

Before me personally appeared Daniel Arturo Torres Guevara, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Arturo Torres, and who acknowledged that she/he executed the same as the free act and deed of Arturo Torres.

Notary Public
My Commission expires: 03 / 09 / 2027.

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ana cecilia Umana de Torres by Daniel Arturo Torres Guevara, Attorney-in-Fact

Ana Cecilla Umana De Torres by Daniel Arturo Torres Guevara, Attorney-in-Fact

State of Tennessee)
County of Davidson)

Before me personally appeared Daniel Arturo Torres Guevara, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ana Cecilla Umana De Torres, and who acknowledged that she/he executed the same as the free act and deed of Ana Cecilla Umana De Torres.

Notary Public
My Commission expires: 03 / 09 / 2027.

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 8/28/25 (date of document).

Affiant Signature

9/2/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 of SEPTEMBER, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26