WARRANTY DEED

Karen Johnson
Batch # 1318976
09/05/2025 01 28 20 PM
Fees $13 00 Taxes $1,276 13

Davidson County
DEEDWARR
2 pgs

20250905-0071097

#17727

LAWRENCE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-08-2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,900 00

Hipolito Pineda Torres
Affiant

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

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Hipolito Pineda Torres	Novus Home Mortgage	149020a05400co
(NAME)	(NAME)	
1204 Lambeth Way	1133 Ocean Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Lakewood NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Trustee Inc., as Trustee of the Gholston Family Land Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hipolito Pineda Torres, married,** 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

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit

Being Lot No 84, on the Plan of Piccadilly Square, Phase 1, of record in Book 5200, page 720, 721, and 722, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Trustee Inc, as Trustee for the Gholston Family Land Trust, by deed of record in Instrument NO 20250121-0004270, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 1204 Lambeth Way, Antioch, TN 37013
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 do 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

Witness my/our hands this 3rd day of September, 2025

Trustee Inc, as Trustee of the Gholston Family Land Trust

By: Wendy Tice authorized agent of Trustee Inc
Wendy Tice, Authorized Agent of Trustee Inc

State of Tennessee
County of Davidson

On this the 3rd day of September, 2025, before me personally appeared Wendy Tice, Authorized Agent of Trustee Inc as Trustee of the Gholston Family Land Trust. to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed

WITNESS my hand and seal this 3rd day of September, 2025

LaTrece McAdoo
Notary Public
My Commission Expires. _____

File No 17727

