This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7073-AJ

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1322840 DEEDWARR
09/16/2025 11:36:06 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20250916-0073850

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of September, 2025.

Notary Public
My Commission Expires: _____

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Angela Barber 640 Dutchmans Drive Nashville, TN 37076	New Owner	075 08 0 142.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Adam J. Cisneros and Allison P. Cisneros, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Angela Barber, unmarried woman** (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 195, HIGHLANDS OF TULIP GROVE, SECTION 1, as shown on plat of record in Plat Book 4675, Page 26, in the Registers Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Allison P. Cisneros and Adam J. Cisneros, wife and husband, by Quitclaim Deed from Allison P. Cisneros, married, of record in Instrument No. 20141202-0110429, in the Register's Office of Davidson County, Tennessee, dated November 21, 2014 and recorded on December 02, 2014.

Being the same property conveyed to Allison P. Cisneros, married, by Warranty Deed from Reba Jeanne Little Kelly, unmarried, of record in Instrument No. 20141202-0110427, in the Register's Office of Davidson County, Tennessee, dated November 21, 2014 and recorded on December 02, 2014.

This is improved property located at: **640 Dutchmans Drive, Nashville, TN 37076**

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 11th day of September, 2025.

GRANTOR:

Adam J. Cisneros

Allison P. Cisneros

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adam J. Cisneros and Allison P. Cisneros, 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 11th day of September, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/24