WARRANTY DEED

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 4-19-2027
(AFFIX SEAL)

G-BR-25-7108

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
D'Angelo Childs and Nikki Childs	Primas	
(NAME)	(NAME)	**182-06-0A-112.00-CO**
7108 Legacy Dr.	5535 Currituck Dr. Suite 120	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Wilmington NC 28403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEANDRA HERNANDEZ, SUCCESSOR TRUSTEE OF THE TOSHIKO BARRERO REVOCABLE LIVING TRUST DATED SEPTEMBER 21, 2023, AND ANY AMENDMENTS THERETO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NIKKI CHILDS AND DANGELO MARQUIS CHILDS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 112 on the Plan of Old Hickory Hills, Section One, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Toshiko Barrero, a single woman and Leandra Hernandez, a married woman, as tenants in common with rights of survivorship by Warranty Deed from Cynthia D. Jackson and Fred D. Jackson, Jr., wife and husband of record in Instrument No. 20180928-0096153 Register's Office for Davidson County, Tennessee, dated September 27, 2018 and recorded on September 28, 2018.

Being the same property conveyed to Toshiko Barrero, a single woman by Quitclaim Deed from Leandra Hernandez, a married woman of record in Instrument No. 20220714-0081000 Register's Office for Davidson County, Tennessee, dated July 11, 2022 and recorded on July 14, 2022.

Being the same property conveyed to Toshiko Barrero, Trustee of The Toshiko Barrero Revocable Living Trust Dated September 21, 2023, and any amendments thereto by Quitclaim Deed from Toshiko Barrero of record in Instrument No. 20250429-0033057 Register's Office for Davidson County, Tennessee, dated September 21, 2023 and recorded on April 29, 2025.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20011023-0115382, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020116-0006750 as amended in instrument No. 20101116-0091730, Register's Office for Davidson County, Tennessee.
- Charter of Old Hickory Hills Homeowners Association, Inc of record in Instrument Number 20020123-0009417 as amended in Instrument No. 20081219-0121385, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations for Old Hickory Hills Homeowners Association, Inc of record in Instrument No. 20151229-0130686, in the Register's Office for Davidson County, Tennessee.
- Reservation of Ingress and Egress to Cemetery of record in Instrument Number 20000203-0011193, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Strom Drainage of record in Instrument Number 20001030-0107214, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20010306-0021333 and 20030226-0025749, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1326610 DEEDWARR
09/24/2025 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250924-0076316
20250924-0076316

- Easement to United Telephone Company of record in Instrument Number 20020123-009339, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040927-0116009, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and Appurtenances of record in Instrument Number 20190618-0058749, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **7108 Legacy Dr., Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 11th DAY OF SEPTEMBER, 2025.

Toshiko Barrero Revocable Living Trust Dated September 21, 2023, and any amendments thereto

BY: Leandra Hernandez
Leandra Hernandez
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEANDRA HERNANDEZ, SUCCESSOR TRUSTEE of TOSHIKO BARRERO REVOCABLE LIVING TRUST DATED SEPTEMBER 21, 2023, AND ANY AMENDMENTS THERETO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 11th of September, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

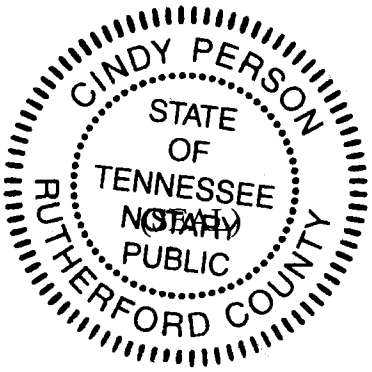
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9-11-2025.

A R Steelman
Affiant Signature

9-24-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 24 day of September, 2025.



Cindy Person
Notary Public

My Commission Expires: 4-19-2027

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