Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Name and Address of New Owner:
Chelsea R Smith and Daniel Rose
3129 Barnes Bend Drive
Antioch, TN 37013

Send Tax Bills To

New Owner

Karen Johnson Davidson County
Batch # 1326754 DEEDWARR
09/25/2025 10 08 53 AM 2 pgs
Fees $13 00 Taxes $2,479 00
20250925-0076506

This Instrument Prepared By
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No 173-10-0A-090-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jesus Esparza Rodriguez, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Chelsea Smith, Unmarried Woman and Daniel Rose, Unmarried Man, as Joint Tenants With Right Of Survivorship.,** "the Grantees," the following described real estate in Davidson County, Tennessee

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

Land in Davidson County, Tennessee, being Lot No 66 on the Plan of Section 1, Phase 2, Barnes Bend Estates, of record in Instrument No 20060914-0114185, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Jesus Esparza Rodriguez, unmarried, by Warranty Deed dated August 10, 2021 from Stacy W Perry, a married man, recorded August 11, 2021 in Instrument No 20210811-0108139 in the Register's office

Jesus Esparza Rodriguez is now married to Erika Diaz Garcia Erika Diaz Garcia hereby joins in to convey any rights she may have, marital or otherwise

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of September, 2025

_____(SEAL)
Jesus Esparza Rodriguez

Erika Diaz Garcia (SEAL)
Erika Diaz Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of September, 2025, before me personally appeared Jesus Esparza Rodriguez and Erika Diaz Garcia, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 19th day of September, 2025

_____
Notary Signature
My commission expires

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $670,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Malexis Brannon
(Affiant)

Sworn to and subscribed before me this 19th day of September, 2025

_____
Notary Public
My commission expires _____
File No 2025-8292-RS

TARA COBLES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep 21, 2026