Karen Johnson Davidson County
Batch# 1327163 DEEDWARR
09/26/2025 08:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20250926-0076758

WARRANTY DEED

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-8-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-451

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Brandy Star George Revocable Trust and the Robin Dewayne Waller Revocable Trust	Same as new owner	029 00 0 070.00
(NAME)	(NAME)	
3844 Old Clarksville Pike		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Serafin Cerroblanco Zavala and Serafina Ramos Lopez, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Brandy Star George, Trustee of the Brandy Star George Revocable Trust dated August 7, 2023, and Robin Dewayne Waller, Trustee of the Robin Dewayne Waller Revocable Trust dated September 19, 2023, as tenants in common** (the "**Grantees**"), their successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 5849 Old Clarksville Pike, Nashville, TN 37080.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and bind themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 25th day of September, 2025.

GRANTOR:

Serafin Cerroblanco Zavala

Serafina Ramos Lopez

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Serafin Cerroblanco Zavala and Serafina Ramos Lopez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 25th day of September, 2025.

Notary Public

My Commission Expires: 5-8-29

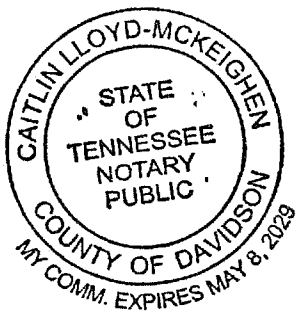


EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Beginning at a concrete monument in the Southerly margin of Old Clarksville Pike, said point being the Northeast corner of the property conveyed to William R. Petre and wife, Jane by deed from Louis Williams of record in Book 5163, Page 666 in the Register's Office for Davidson County, Tennessee; thence with the Southerly margin of Old Clarksville Pike, South 62 deg. 30' East 152.47 feet to an iron pin; thence leaving said margin, South 25 deg. 39'39" West 360.50 feet to an iron pin, said point being in the Northern line of Ruby L. Walker property; thence with Walker's Northern line, North 60 deg. 08'21" West 168.80' to an iron pin, said point being the Southeast corner of the Petre property, thence with Petre's Easterly line, North 28 deg. 15' East 353.45' to the point of beginning, containing 1.32 acres, more or less and also known as Lot No. 1 on the plan of CAILLOUETTE SUBDIVISION of record in Plat Book 5200, Page 279, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Serafin Cerroblanco Zavala and Serafina Ramos Lopez, husband and wife, by Warranty Deed from Richard Trotter, a married man, of record in Instrument No. 20250115-0003342, in the Register's Office of Davidson County, Tennessee, dated January 15, 2025 and recorded on January 15, 2025.

Being the same property conveyed to Richard Trotter, by Quitclaim Deed from Terry Lynn Moses, of record in Instrument No. 20220110-0002743, in the Register's Office of Davidson County, Tennessee, dated September 22, 2017 and recorded on January 10, 2022.

Being the same property conveyed to Terry Lynn Moses, by Quitclaim Deed from Diane Moses, of record in Instrument No. 20170118-0005465, in the Register's Office of Davidson County, Tennessee, dated October 13, 2016 and recorded on January 18, 2017.

Being the same property conveyed to Terry Lynn Moses, and wife, Diane Moses, by Quitclaim Deed from Brian Gainous, of record in Instrument No. 20150514-0044276, in the Register's Office of Davidson County, Tennessee, dated May 06, 2015 and recorded on May 14, 2015.

Being the same property conveyed to Brian Gainous, via tax sale subject to right of redemption recorded in the office of the Davidson County Clerk and Master in Final Decree Confirming Sale, civil action No. 12-368-1 filed December 19, 2012 in Instrument No. 20130305-0022032, in Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Terry Lynn Moses and wife, Diane Moses, by Warranty Deed from H. Michael Bennett, Trustee of record in Book 7901, Page 1, in the Register's Office of Davidson County, Tennessee, dated July 28, 1989 and recorded on July 28, 1989.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 September 25, 2025.

Affiant Signature

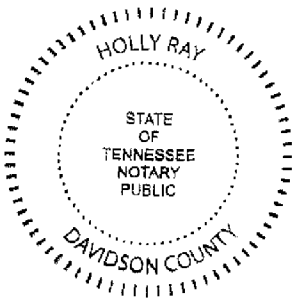
September 25, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of September, 2025.



Notary's Signature

My Commission Expires: 03/09/27