This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24763-DJ

Karen Johnson Davidson County
Batch# 1328568 DEEDWARR
10/01/2025 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20251001-0077970

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2025.

Notary Public
My Commission Expires: 11-22-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lincoln Ryan Peixoto and Lincoln Peixoto 3525 Paragon Drive Nashville, TN 37211	Princeton Mortgage Corporation 439 Grand Avenue Ewing, NJ 08628	134-09-0-123.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Rodrigo Ledezma-Puentes and Yadira Villatoro, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lincoln Ryan Peixoto, an unmarried man, and Lincoln Peixoto, a married man, as joint tenants with rights of survivorship**, hereinafter called the Grantee(s), their heirs and assigns, 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 No. 213 on the Plan of Woodland Hills, Phase Two, Section One of record in Plat Book 7900, Page 408, as corrected in Book 10453, Page 839, 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 Rodrigo Ledezma-Puentes, unmarried by Cash Deed For Tennessee Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C of record in Instrument No. 20130822-0088693 Register's Office for Davidson County, Tennessee, dated August 21, 2013 and recorded on August 22, 2013.

Yadira Villatoro hereby joins this conveyance to relinquish all right, title and interest she may have in and to the property, marital or otherwise.

This is improved property located at: **3525 Paragon Drive, Nashville, TN 37211**

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 their 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 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. 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 30th day of September, 2025.

GRANTOR:

Rodrigo Ledezma-Puentes

Yadira Villatoro

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rodrigo Ledezma-Puentes and Yadira Villatoro, 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 30th day of September, 2025.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **9-30-2025**.

Affiant Signature — Date: **9-30-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **9-30-2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

