WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

JM-BM-25-4725-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-5-2028

(AFFIX SEAL)

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)
Carla Del Rosario Lamanto Maldonado and Mariell Chiquinquira Sandoval	**Same As New Owner**	
(NAME)	(NAME)	**165-14-0-062.00**
4725 Greystone St		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **YANIRA E. PORTILLO MARTINEZ, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARLA DEL ROSARIO LAMANTO MALDONADO AND MARIELL CHIQUINQUIRA SANDOVAL,** 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. 39 on the Plan of Section One (Revised), Peppertree Forest of record in Plat Book 6900, Page (s) 973 through 975, inclusive in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Yanira E. Portillo Martinez, a married woman by Warranty Deed from Jduck, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190730-0074948 Register's Office for Davidson County, Tennessee, dated July 09, 2019 and recorded on July 30, 2019.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 6900, Page (s) 973 through 975, inclusive, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 8757, Page 607, Register's Office for Davidson County, Tennessee.
- Rules and Regulation for Parking Violations of record in Instrument Number 20190611-0055977, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7982, Page 736, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Pepptertree Forest Homeowners Association, Inc. of record in Book 8757, Page 623, in the Register's Office for Davidson County, Tennessee.
- Charter of Pepptertree Forest Homeowners Association, Inc. of record in Book 8757, Page 639, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance for Water and Sewerage Services of record in Book 8287, Page 31, Book 8287, Page 54, Book 8855, Page 555, Book 8855, Page 559, Book 8855, Page 616 and Book 8855, Page 621, 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: **4725 Greystone St, 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.

Karen Johnson Davidson County
Batch# 1329891 DEEDWARR
10/03/2025 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,102.60
20251003-0078962

Witness my/our hand(s) this the 2nd DAY OF OCTOBER, 2025.

Yanira E. Portillo Martinez

Raul Portillo

Raul Portillo, spouse of Yanira E. Portillo Martinez, hereby joins in this conveyance and does transfer and convey any and all marital interest Raul Portillo may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YANIRA E. PORTILLO MARTINEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of October, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAUL PORTILLO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of October, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



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

Certificate of Authenticity

I, Holly A. Mason, 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 2 2025.

Affiant Signature

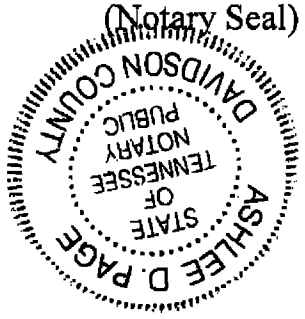
10/2/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of October, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026