This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 1331263 DEEDWARR
10/07/2025 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,413.40
20251007-0080105

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Alexis Lopez Urbano	Alexis Lopez Urbano
236 Margo Lane	236 Margo Lane
Nashville, TN 37211	Nashville, TN 37211

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Charles B. Williams and wife, Helen S. Williams** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Alexis Lopez Urbano, single man** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Section Four, Haywood Acres of record in Plat Book 2900, Page 93, 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 Charles B. Williams and wife, Helen S. Williams by Deed from William Clifton Scott and wife, Marjorie B. Scott of record in Book 4349, Page 664, Register's Office for Davidson County, Tennessee, dated June 30, 1969 and recorded on July 15, 1969.

Tax Parcel #148-05-0-127.00
Known as 236 Margo Lane, Nashville, TN 37211

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, appearing in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26 day of Sept, 2025.

GRANTOR:

Charles B. Williams/POA
Rhonda Williams Smith
Charles B. Williams by Rhonda Williams Smith, his Co-Attorney in Fact

Helen S. Williams/POA
Rhonda Williams Smith
Helen S. Williams by Rhonda Williams Smith, her Co-Attorney in Fact

Charles B. Williams/POA
Richard Glen Smith
Charles B. Williams by Richard Glen Smith, his Co-Attorney in Fact

Helen S. Williams/POA
Richard Glen Smith
Helen S. Williams by Richard Glen Smith, her Co-Attorney in Fact

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, **Teresa J. Smith**, a Notary Public of the County and State first above written, personally appeared **Rhonda Williams Smith and Richard Glen Smith**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument **in behalf of Charles B. Williams** and who acknowledged that such person executed the same as the free act and deed of Charles B. Williams. See power of attorney recorded in Instrument No. 20250822-0067292 in the Davidson County, Tennessee Register of Deeds office.

Witness my hand and official seal, this the 26th day of Sept, 2025.

Teresa J Smith (SEAL)
Notary Public
My Commission Expires:

TERESA J. SMITH STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, **Teresa J. Smith**, a Notary Public of the County and State first above written, personally appeared **Rhonda Williams Smith and Richard Glen Smith**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument **in behalf of Helen S. Williams** and who acknowledged that such person executed the same as the free act and deed of Helen S. Williams. See power of attorney recorded in Instrument No. 20250822-0067291 in the Davidson County, Tennessee Register of Deeds office.

Witness my hand and official seal, this the 26 day of Sept, 2025.

Teresa J Smith (SEAL)
Notary Public
My Commission Expires:

TERESA J. SMITH STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$385,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

tp 382,000.00

Affiant

Subscribed and sworn to before me this 26th day of Sept, 2025.

TERESA J. SMITH STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Teresa J Smith
Notary Public
My Commission Expires: _____

(SEAL)

A TITLE SEARCH MAY HAVE BEEN COMPLETED BUT NOT BY THE PREPARER OF THIS INSTRUMENT. THE PREPARER MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES.

THE PREPARER OF THIS INSTRUMENT IS NOT THE SETTLEMENT AGENT FOR THIS TRANSACTION FOR I.R.S. REPORTING REQUIREMENTS OR FOR ANY OTHER PURPOSE.

CERTIFICATE OF AUTHENTICITY

I, Teresa J. Smith, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on Sept 26, 2025

Dated this 26th day of Sept, 2025.

Teresa J Smith

Signature

State of TN

County of Maury

Personally appeared before me, Suzanne T. Jordan. a notary public for this county and state. Teresa J. Smith who acknowledges that this Certification of an electronic document is true and correct and whose signature I have witnessed This 26th day of Sept, 2025.

Notary Public

My commission expires: _____

Notary's Seal I (if on paper)

SUZANNE T. JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENNESSEE
MY COMMISSION EXPIRES FEBRUARY 26, 2027