Name and Address of New Owner:
Marisela P. Baker and Emilson E. Cruz Padilla
3943 Creekside Drive
Nashville, TN 37211

Send Tax Bills To:
SAME AS ABOVE

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

Karen Johnson Davidson County
Batch# 1332150 DEEDWARR
10/09/2025 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,361.60
20251009-0080586

Map & Parcel No: 148-13-0-040

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, **Patricia Chiasson n/k/a Patricia Billings**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marisela P. Baker, and Emilson E. Cruz Padilla,** "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. 68 on the Plan of Section Five Locustwood of record in Plat Book 2663 page 43, 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 Patricia Chiasson n/k/a Patricia Billings by Quitclaim Deed dated November 19, 2021 from Gary Leonard Chiasson, recorded December 7, 2021 in Instrument No. 20211207-0162213 in the Register's office.

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 15th day of September, 2025.

Patricia Billings (SEAL)
Patricia Billings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2025, before me personally appeared Patricia Billings, 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 15th day of September, 2025.

Notary Signature
My commission expires: 6/26/27

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 $368,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kimberly Beard
(Affiant)

Sworn to and subscribed before me this
15th day of September, 2025.

Notary Public
My commission expires: 1/25/26
File No. 2025-8225-MA

E. HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMM. EXPIRES 1/25/26

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 9/15/25 (date of document).

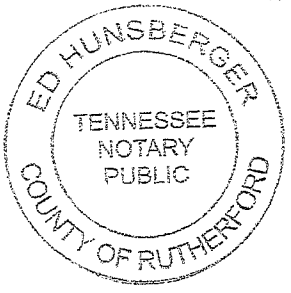
Affiant Signature

10/8/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 of OCT, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26