Karen Johnson
Batch # 1332223
10/09/2025 09 56 23 AM
Fees $13 00 Taxes $740 00
Davidson County
DEEDWARR
2 pgs
20251009-0080670

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1698

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARKA L. NETTLE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$200,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES 1/28/26

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NO.
ANGEL HUGO LOPEZ et ux **1116 Riverwood Drive** **Nashville, TN 37216**	**SAME**	**106-13-0-198.00**

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CONSTANCE ROTTERO DAUGHERTY, AS TRUSTEE FOR THE CONSTANCE ROTTERO DAUGHERTY LIVING TRUST, DATED JULY 27, 2021,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANGEL HUGO LOPEZ and wife, VIRGINIA LOPEZ MENDEZ**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT·

LAND in Davidson County, Tennessee, being Lot Number 101 on the Plan of the Sadler Place, as of record in Book 332, Page 31, Register's Office for Davidson County, Tennessee.

SAID Lot Number 101 fronts 50 feet on the northerly side of Leafland Place and runs back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Constance Rottero Daugherty, as Trustee for the Constance Rottero Daugherty Living Trust, Dated July 27, 2021, by Quitclaim Deed from Constance Rottero Daugherty, dated July 27, 2021 and recorded August 10, 2021 in Instrument No. 20210810-0107769; and the same property previously conveyed to Joseph A. Daugherty by Warranty Deed from Sara B. Severy and husband, P. L. Severy, dated July 10, 1980 and recorded July 15, 1980 in Book 5624, Page 428, Register's Office for Davidson County, Tennessee.

The said Joseph A. Daugherty died testate on July 14, 2003, and according to his Last Will and Testament filed in Docket No. 03P1545 in the Probate Court for Davidson County, Tennessee, he devised his entire estate to his wife, Constance Rottero Daugherty.

Also, see Affidavit of Heirship recorded August 10, 2021 in Instrument No. 20210810-0107768.

This is improved property known as 312 Leafland Avenue, Nashville, TN 37210

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.

Witness my hand this 7th day of October, 2025.

CONSTANCE ROTTERO DAUGHERTY, AS TRUSTEE FOR THE CONSTANCE ROTTERO DAUGHERTY LIVING TRUST, DATED JULY 27, 2021

By: Constance Rottero Daugherty Trustee
CONSTANCE ROTTERO DAUGHERTY, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CONSTANCE ROTTERO DAUGHERTY, AS TRUSTEE FOR THE CONSTANCE ROTTERO DAUGHERTY LIVING TRUST, DATED JULY 27, 2021, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 7th day of October, 2025.

Marka L. Nettle
Notary Public

My Commission Expires: 1/28/26

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY