This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24803-DJ

Karen Johnson Davidson County
Batch# 1332324 DEEDWARR
10/09/2025 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20251009-0080805

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2025.

Notary Public
My Commission Expires: 1/24/2028

RACHEL K. WILKIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lilian Cecilia Argueta Cardona 868 Dover Glen Dr. Antioch, TN 37013	Same as new owner	149-06-0-072

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, **Shawn William Eacott and Kimberly Forbes Eacott, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lilian Cecilia Argueta Cardona**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 41, Final Plat, Phase One, Oakwood Subdivision, according to survey and plat of same appearing of record in Book 6900, page 935, in the Register's Office for Davidson County, Tennessee, to which plat refence is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shawn William Eacott, an unmarried man and Kimberly Marie Diokno Forbes, an unmarried woman, as tenants in common with right of survivorship by Warranty Deed from Erica Hirsch and Brandon Hirsch, wife and husband, dated May 28, 2020, recorded June 1, 2020, of record in Instrument No. 20200601-0055839, Register's Office for Davidson County, Tennessee.

This is improved property located at: **868 Dover Glen Drive, Antioch, TN 37013**

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 3RD day of October, 2025.

GRANTOR:

Kimberly Forbes Eacott

Shawn Eacott

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kimberly Forbes Eacott and Shawn Eacott, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3RD day of October, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 10/3/2025 (date of document).

Jennifer L. Pennell

10/8/25
Date

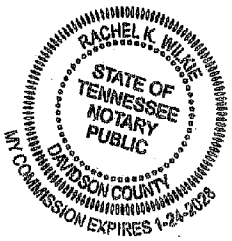
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 10/8, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028



Notary's Seal