WARRANTY DEED

Karen Johnson Davidson County
Batch# 1337294 DEEDWARR
10/22/2025 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20251022-0084284

File No. PA-25-11298

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Marcia Escobar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2025

Notary Public

MY COMMISSION EXPIRES: 1/25/26
(AFFIX SEAL)

ED HUNSSERSER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claudia Rios Quiroz	NEW OWNER	
(NAME)	(NAME)	
149 McCall Street		133-07-0-006.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Britney Jo Purkey, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Claudia Rios Quiroz**, Single HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 7 on the Plan of McMillan Heights of record in Plat Book 2083, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 Fronts 86.22 feet on the Southerly side of New Antioch Pike and extends back 207.09 feet on the Westerly line and 206.53 feet on the Easterly line to a dead line measuring 83.5 feet thereon

Being the same property conveyed to Britney Jo Purkey, an unmarried woman by Warranty Deed from Tracy Allen and Steve Cunningham, wife and husband of record in Instrument No. 20200327-0033345 Register's Office for Davidson County, Tennessee, dated March 13, 2020 and recorded on March 27, 2020.

This is property more commonly known as 149 McCall Street, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 16th day of October, 2025.

Britney Jo Purkey

Britney Jo Purkey

STATE OF INDIANA
COUNTY OF HAMILTON

On this 16th day of October, 2025, before me personally appeared Britney Jo Purkey, 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 16th day of October, 2025.

Brian Dean Sell

Notary Signature
My commission expires: 9-13-2028

NOTARY PUBLIC SEAL STATE OF INDIANA
BRIAN DEAN SELL
Resident of Madison County
My Commission Expires
September 13, 2028
Commission #NP0764631

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 10/16/25 (date of document).

Affiant Signature

10/22/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 of OCT, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

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