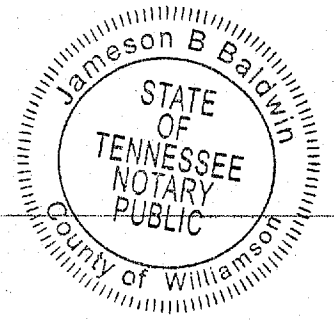


WARRANTY DEED	State of Tennessee County of ~~Davidson~~ WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2025 Notary Public MY COMMISSION EXPIRES: 9/19/28 (AFFIX SEAL)
Karen Johnson Davidson County Batch# 1341517 DEEDWARR 11/03/2025 10:46:30 AM 3 pgs Fees: $18.00 Taxes: $1,453.73 20251103-0087270	

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edwin Aguilar Alberto Nancy Marleni Rodriguez Bautista	Same as new owners	126 15 0A 215.00 CO
(NAME)	(NAME)	
8029 Boone Trace, 230		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kimberly S. Elrod,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Edwin Aguilar Alberto and Nancy Marleni Rodriguez Bautista, husband and wife,** hereinafter called the GRANTEES, 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. 230 on the plan of Section Four, Boone Trace at Biltmore, of record in Book 9700, Page 933, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly S. Elrod, by deed of record in Instrument No. 20130521-0051323, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 8029 Boone Trace, 230, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 31st day of October, 2025.

Kimberly S. Elrod

Kimberly S. Elrod

State of Tennessee
County of Williamson

Personally appeared before me Kimberly S. Elrod, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of October, 2025.

Notary Public
My Commission Expires: _____

File No.: 17769

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2025

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 10/31/25 (date of document).

Jennifer Pennell

10/31/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 10/31, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

Notary's Seal

