This Instrument Prepared By:
Access Title & Escrow, Inc
111 South Anderson Street
Tullahoma, TN 37388

Send Tax Bills to Property Owner:
Carlos Gabriel Sousa Delgado
2533 Edge O Lake Drive
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 1342083 DEEDWARR
11/04/2025 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20251104-0088001

WARRANTY DEED

Map & Parcel No: 149-03-0-056.00

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, **VICKIE HITCHCOCK, EXECUTRIX OF THE ESTATE OF J. RALPH HITCHCOCK AKA JOSEPH RALPH HITCHCOCK, SR. AKA JOSEPH RALPH HITCHCOCK**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **CARLOS GABRIEL SOUSA DELGADO**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

Being Lot No. 456 on the Plan of Edge-O-Lake Estates, Section 6, as shown on plat of record in Book 3700, page 16, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description. SAID Lot No. 456 fronts 80 feet on the southerly side of Edge-O-Lake Drive and runs back between lines 137.77 feet on the easterly side and 166.94 feet on the westerly side, to a line at the rear on which it measures 85.15 feet thereon.

Subject to Restrictive Covenants of record in Book 3908, page 161; and Matters as shown on plat of record in Book 3700, page 16 and Book 3950, page 332, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to J. RALPH HITCHCOCK, by deed of record in Book 6052, page 516, said Register's Office. The said J. Ralph Hitchcock passed away on or about January 10, 2024, leaving his wife Vickie Hitchcock, Joseph Hitchcock, Jr., son, and Carol Hitchcock Rozanski, daughter, as his surviving heirs at law. The said Vickie Hitchcock was appointed Executrix in accordance with his Last Will and Testament and Letters Testamentary were granted to her, and filed in the Chancery Court of Robertson County, Tennessee, Case Number 74CHI-2025-CV-124.

This is improved (X) or unimproved ( ) property, known as:
2533 Edge O Lake Drive, Nashville, TN 37217

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, his 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, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee's, his 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 persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of November, 2025.

the Estate of J. Ralph Hitchcock aka Joseph Ralph Hitchcock, Sr. aka Joseph Ralph Hitchcock

By: Vickie Bell Hitchcock
Signed with Stavvy

Vickie Hitchcock, Executrix

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, a Notary Public in and for said county and state, the within named Vickie Hitchcock, Executrix of the Estate of J. Ralph Hitchcock aka Joseph Ralph Hitchcock, Sr., aka Joseph Ralph Hitchcock, deceased, the bargainors 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 this 4th day of November, 2025.

Jared M Hood
Signed with Stavvy

Notary Public
My commission expires: 2/ 2/2028

JARED M HOOD
State of Tennessee Notary Public
County of Franklin
My Commission Expires February 2, 2028
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

AFFIDAVIT OF VALUE

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~COFFEE~~ Williamson SP

Subscribed and sworn to before me this 4th day of November, 2025.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Notary Public
My commission expires:

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 Nov. 4, 25 (date of document).

Nov 4, 25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Nov 4, 2025.

Notary's Signature

My Commission Expires: _____

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Notary's Seal