WARRANTY DEED

Karen Johnson Davidson County
Batch# 1346432 DEEDWARR
11/14/2025 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20251114-0091062

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/7/2026

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Cuauhtemoc Carrillo and Olivia Almeraya	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
(NAME) 219 CHILTON STREET	(NAME) 219 CHILTON STREET	13302028500
(ADDRESS) NASHVILLE, TN 37211	(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, **Atha L. Westbrook II, married** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cuauhtemoc Carrillo and Olivia Almeraya, Husband and Wife ,** 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:

Being Lot No. 3 on the Plan of Nolen Heights of record in Book 332, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Atha Westbrook, by virtue of that certain Warranty Deed dated August 31, 2001, and being of record at Instrument No. 20010906-0096956 in the Register's Office of Davidson County, Tennessee. Atha L. Westbrook, II, being one and the same and erroneously referred to as Atha Westbrook. See also Affidavit of record at Instrument Number ____202511140091061_____.

Grantor warrants that the above described property has never been the marital residence of grantor and his spouse.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 321 Antioch Pike Nashville, TN 37211
(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 hand this 12th day of November, 2025.

Atha L. Westbrook II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Atha L. Westbrook II**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of November, 2025.

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-5-2028

Certificate of Authenticity

I, Holly A. Mason, 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 November 12, 2025.

Affiant Signature

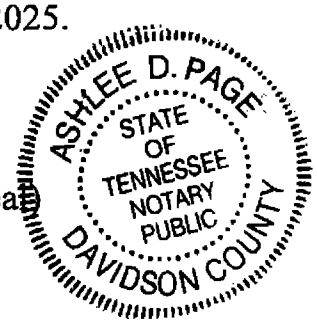
11/13/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of November, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026