NEW OWNER:
Sara Ramos Quemba
912 Harpeth Bend Drive
Nashville, TN 37221

SEND TAX BILLS TO:
~~New Owner~~ c/o WILSON BANK
207 LEGENDS DR
LEBANON, TN 37087

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
200 East Spring Street
Lebanon, TN 37087

FILE NO: 25-230

MAP & PARCEL
156-06-0-010.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1348987 DEEDWARR
11/20/2025 02:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,568.80
20251120-0092920

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED TWENTY FOUR THOUSAND AND 00/100 DOLLARS ($424,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Alexis N. Dean (f/k/a Alexis N. Preston) and Zachariah T. Dean, a married couple** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Sara Ramos Quemba, an unmarried person** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

That certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as follows, to-wit:

Being Lot No. 752 on the Plan of Harpeth Woods, Section 2 of record in Book 5200, Page 280 Register's Office for Davidson County, Tennessee,

Being the same property conveyed to Alexis N. Preston, unmarried woman by Warranty Deed from Linh Nguyen Rogers, a married woman of record in Instrument No. 20221013-0112542 Register's Office for Davidson County, Tennessee, dated October 12, 2022 and recorded on October 13, 2022.

Zachariah T. Dean, joins in this conveyance for the purpose of conveying any marital interest he may have in the above property.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 17 day of November, 2025.

Alexis N. Dean

Zachariah T. Dean

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Alexis N. Dean and Zachariah T. Dean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of November, 2025.

NOTARY PUBLIC

My commission expires: 3-7-2026

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

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The actual consideration or value, whichever is greater, for this transfer is $ 424,000.00.

Carmen Coats

AFFIANT

Sworn to and subscribed to before me this 17th day of November, 2025.

NOTARY PUBLIC

My commission expires: 3-7-2026

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 17. 2025.

Affiant Signature

20th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

