WARRANTY DEED

Karen Johnson
Batch # 1351502
11/26/2025 12 32 PM
Fees $18 00 Taxes $1,850 00

Davidson County
DEEDWARR
3 pgs

20251126-0094536

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-VH-25-4931

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED THOUSAND AND 00/100 (500,000 00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24 DAY OF NOVEMBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

DANA DELWORTH · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · My Commission Expires 05-08-2028

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
RHONDA Z HILLMAN AND MICHAEL ALLEN HILLMAN (NAME)	**NEW OWNER** (NAME)	**148 01 0 205 00**
4931 SHERMAN OAKS DRIVE NASHVILLE, TN 37211 (ADDRESS)	13625 Sandstone Ct Fort Wayne, IN 46814 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 24th day of November, 2025, the undersigned, **EDGAR RICARDO REYES CASTANEDA AND MARIA JAUREGUI REYES, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **RHONDA Z. HILLMAN AND MICHAEL ALLEN HILLMAN, WIFE AND HUSBAND,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **4931 SHERMAN OAKS DRIVE, NASHVILLE, TN 37211** and more particularly described as follows

Land in Davidson County, Tennessee, being Lot No 345, HILLBROOK, SECTION 6, as shown on plat of record in Plat Book 4175, Page 7, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Edgar Ricardo Reyes Castaneda and Maria Juaregui Reyes, Husband and Wife, by Warranty Deed from John T Keys, Unmarried, of record in Instrument No 20190905-0089681, in the Register's Office of Davidson County, Tennessee, dated August 30, 2019 and recorded on September 05, 2019

Please note. Maria Jauregui Reyes is one in the same as Maria Juaregui Reyes Maria's name was inadvertently spelt wrong on the prior Deed Her legal name is Maria Jauregui Reyes

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following

1 Any and all visible easements lying on or across the property
2 Rights or claims of parties in possession not shown by the public records
3 Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises
4 Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 24th day of November, 2025

GRANTOR EDGAR RICARDO REYES CASTANEDA

STATE OF California)
COUNTY OF San Mateo)

Personally, appeared before me, a Notary Public of the aforesaid authority, **EDGAR RICARDO REYES CASTANEDA**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence

WITNESS my hand, at office, on this 24th day of November, 2025

Notary Public My Commission Expires August 24, 2029

YVETTE IRENE CARRILLO
Notary Public - California
San Francisco County
Commission # 2372047
My Comm Expires Aug 24 2025

GRANTOR: MARIA JUAREGUI REYES

STATE OF California)
COUNTY OF San Mateo)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MARIA JUAREGUI REYES**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence

WITNESS my hand, at office, on this 24th day of November, 2025

Notary Public My Commission Expires August 24, 2029

YVETTE IRENE CARRILLO
Notary Public - California
San Francisco County
Commission # 2372047
My Comm Expires Aug 24 2025

CALIFORNIA NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Mateo

On November 24, 2025 before me, Yvette I. Carrillo notary public (name and title of officer), personally appeared Edgar Ricardo Reyes Castaneda / Maria Lourego. Reyes, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

YVETTE I CARRILLO
Notary Public - California
San Francisco County
Commission # 2528453
My Comm Expires Aug 24, 2029

WITNESS my hand and official seal.

Signature _____ (Seal)