Karen Johnson Davidson County
Batch# 1351771 DEEDWARR
12/01/2025 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20251201-0094895

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00

Kimberly Black
Affiant

Subscribed and sworn to before me, this 22ND day of SEPT, 2025.

Ed Hunsberger
Notary Public
My commission expires: 1/25/26

ED HUNSBERGER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD MY COMM. EXPIRES 1/25/26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ezequiel Hernandez Ambrosio **Teresa Rios Acevedo**	NEW OWNER	**14808013900**
4580 Xavier Dr	320 CEDARMONT DR.	
Antioch, TN 37013	NASHVILLE, TN 37211	

FOR AND IN 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 ACKNOWLEDGE, WE,

Teresa Jo Grimes, Gregory Scott Grimes, and June Kelly Grimes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ezequiel Hernandez Ambrosio and Teresa Rios Acevedo, 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. 135, Plan of Oakwood Terrace Subdivision, Section II, of record in Book 4460, Pages 118 & 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Morris L Grimes and wife, Bertie M Grimes, and Teresa Grimes, by Deed from Linda Carter, unmarried, dated June 16, 1986, of record in Book 6901, Page 626, in the Register's Office for Davidson County, Tennessee. Bertie M Grimes died September 7, 2010. Morris L Grimes died testate November 11, 2020. By Executor's Deed dated August 4, 2021, of record in Instrument No. 20210809-0106837, said Register's Office, Teresa Jo Grimes, Executrix of the Estate of Morris L. Grimes, No. 20P2249, Davidson County Circuit Court, conveyed the interest of said Morris L. Grimes in subject property to Teresa Jo Grimes, Rick L. Grimes, and Gregory Scott Grimes. Rick L. Grimes died intestate on July 25, 2024, leaving his surviving spouse, June Kelly Grimes, as his sole heir at law: reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202512010094893, and Instrument No. 202512010094894, Register's Office of Davidson County, Tennesssee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 4580 Xavier Dr, Antioch, TN 37013.

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 in 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.

Teresa Jo Grimes Date: 9/22/25
Teresa Jo Grimes

Gregory Scott Grimes Date: 9/22/25
Gregory Scott Grimes

June Kelly Grimes Date: 9/17/25
June Kelly Grimes

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Teresa Jo Grimes, Gregory Scott Grimes, and June Kelly Grimes, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 12-22-28

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 9/22/25 (date of document).

Affiant Signature

11/25/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 of NOV, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26