This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1355372 DEEDWARR
12/08/2025 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20251208-0097602

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $440,000.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 14 Day of NOV, 2025.

_____
Notary Public
My Commission expires 4/25/26

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Anayeli Valencia Espinoza and Venancio Torres Salgado
131 Stoners Glen
Hermitage, TN 37076

SEND TAX BILLS TO:
Anayeli Valencia Espinoza and Venancio Torres Salgado
131 Stoners Glen
Hermitage, TN 37076

MAP AND PARCEL NUMBER: 07508010000

WARRANTY DEED
25NT01513

Effective the 14 Day of NOV, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,
Vann H. Hughes, Trustee of the Vann H. Hughes Revocable Trust

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Anayeli Valencia Espinoza and Venancio Torres Salgado

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 358 on the Plan of SECTION SIX, TULIP GROVE, as of record in Plat Book 4460, Page 19, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Vann H. Hughes, Trustee of the Vann H. Hughes Revocable Trust from Walter Eugene Hughes, by Quitclaim Deed dated 03/19/2024 and recorded 03/27/2024 in instrument No. 20240327-0021310, Register's Office of said County.

BEING the same property conveyed to Walter Eugene Hughes by Executor Quitclaim Deed from Vann Harvey Hughes, Executor of the Estate of Mary Jo Vandyke Hughes, of record Instrument No. 20240312-0017251, in the Register's Office for Davidson County, Tennessee, dated 03/11/2024 and recorded on 3/12/2024.

Being the same property conveyed to Mary V. Hughes, married from Vann Harvey Hughes, unmarried, by Quitclaim Deed dated 05/05/2003 and recorded 05/09/2003 in Instrument No. 20030509-0062595, Register's Office of said County. The Mary Jo Vandyke Hughes having since died. See Probate Case No. 23P2302.

Being the same property conveyed to Vann Harvey Hughes, unmarried from Short Realty Partners, L.P., by Warranty Deed dated 05/29/2002 and recorded 05/31/2002 in instrument No. 20020531-0065958, Register's Office of said County.

This is an improved property commonly known as: 553 Saint Paul Drive, Hermitage, TN 37076-1514

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 13TH day of NOV, 2025

The Revocable Trust of Van H. Hughes

BY: Vann H. Hughes, Trustee

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Vann H. Hughes, Trustee, The Revocable Trust of Van H. Hughes**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

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 11/14/25 (date of document).

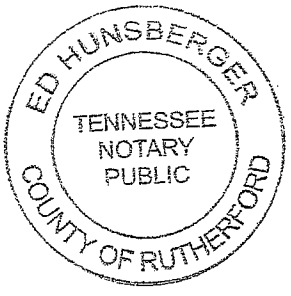
Affiant Signature

11/26/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 of NOV, 25.

(SEAL)



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