Karen Johnson Davidson County
Batch# 1356572 DEEDWARR
12/11/2025 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20251211-0098383

Warranty Deed

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2028 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $289,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of December, 2025. Notary Public My commission expires: 9-5-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cecilia Rivera Guatemala and Antonio Rivera Pineda	New Owners	165-14-0-075.00
4772 Greystone Street		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JORGE L. GARCIA ALVAREZ AND EVELYN SUZETH DURON GUERRA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CECILIA RIVERA GUATEMALA AND ANTONIO RIVERA PINEDA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 28 on the Plan of Section One (Revised), Peppertree Forest of record in Plat Book 6900, Page (s) 973 through 975, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jorge L Garcia Alvarez and Evelyn Suzeth Duron Guerra, husband and wife by Warranty Deed from Opendoor Property W35 LLC, a Delaware limited liability company of record in Instrument No. 20190208-0012291 Register's Office for Davidson County, Tennessee, dated February 04, 2019 and recorded on February 08, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 4772 Greystone Street, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~3rd~~ 2nd day of December, 2025.
JLGA

Jorge L. Garcia Alvarez
Jorge L. Garcia Alvarez

Evelyn Suzeth Duron Guerra
Evelyn Suzeth Duron Guerra

STATE OF ~~TENNESSEE~~ DSR Indiana
COUNTY OF ~~DAVIDSON~~ DSR Marion

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jorge L. Garcia Alvarez and Evelyn Suzeth Duron Guerra, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~3rd~~ 2nd day of December, 2025.
DSR

Notary Public

My Commission Expires: 12/12/2031

G SCOTT RAYMOND
Notary Public, State of Indiana
Johnson County
Commission Number NP0753307
My Commission Expires
December 12, 2031

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 December 3, 2025.

Affiant Signature

12/3/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of December, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

