Karen Johnson Davidson County
Batch# 1357241 DEEDWARR
12/12/2025 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20251212-0098917

WARRANTY DEED

STATE OF TENNESSEE, COU

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $825,000.00.

Affiant

Subscribed and sworn to me on 12/03/25.

NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Diego Eguiarte Solomon Jamie Marie Eguiarte 906 Burchwood Ave. Nashville, TN 37216	Studio Bank Mortgage 1550 W. McEwen Dr. Suite 40 Franklin, TN 37067	072 09 0 110.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, WILLIAM ROSE AND HANNA MARGARET ROSE, HUSBAND AND WIFE, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto DIEGO EGUIARTE SOLOMON AND JAMIE MARIE EGUIARTE, HUSBAND AND WIFE, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lot No. 56 on the Plan of Burchwood Place Extended, of record in Plat Book 843, Page 101, 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 WILLIAM ROSE AND HANNA MARGARET ROSE, HUSBAND AND WIFE by Warranty Deed from Kristin M. Strasser and Richard K. Strasser, wife and husband, of record in Instrument No. 20180720-0070890, in the Register's Office for Davidson County, Tennessee, dated July 19, 2018, and recorded on July 20, 2018.
>
> This is improved property known as 906 Burchwood Ave., Nashville, Tennessee 37216.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Witness my hand and official seal on 12/03/25.

William Rose

William Rose

Hanna Margaret Rose

Hanna Margaret Rose

STATE OF Texas
COUNTY OF Dallas

On 12/03/25, before me personally appeared William Rose and Hanna Margaret Rose, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 12/03/25.

NOTARY PUBLIC STATE OF TEXAS

Jerry Duffey

ID NUMBER
132849453
COMMISSION EXPIRES
January 5, 2029

NOTARY PUBLIC

My Commission Expires: 01/05/2029

Electronically signed and notarized online using the Proof platform.

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 12/03/2025.

John Cobb Rochford

Date: 12/03/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 12/03/2025.

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29