Karen Johnson Davidson County
Batch# 1358911 DEEDWARR
12/17/2025 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.13
20251217-0100239

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $354,900.00.

Affiant

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

NOTARY PUBLIC

My Commission Expires: 3-20-28

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC 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 #
Gabriela Lazaro Lopez 5206 Byrne Dr Nashville, TN 37211	Apex Bank 7570 Mountain Grove Drive. Knoxville, TN 37920	162 05 0 031.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Cyndi Lynn Bennett, Heir and/or Devisee of the Estate of Sandra L. Bennett, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Gabriela Lazaro Lopez, a single woman, hereinafter called **"GRANTEE,"** her 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. 75, on the Plan of SOUTHWOOD Subdivision, of record in Plat Book 2663, Page 125, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Said Lot No. 75 fronts 100 feet on the Easterly side of Byrne Drive and runs back 229.42 feet on the Northerly line and 262.95 feet on the Southerly line, which is a broken line, to a dead line, measuring 37.34 feet thereon.
>
> Being the same property conveyed to Mark A. Ellmore, Jr., Trustee and further conveyed to Sandra L. Bennett, by Quit Claim from Sandra L. Bennett, unmarried and Virginia Pardue, unmarried of record in Instrument No. 19991208-0300923, in the Register's Office of Davidson County, Tennessee, dated November 30, 1999 and recorded on December 08, 1999. The said Sandra L. Bennett died on September 15, 2025, devising subject property to Heirs and/or Devisees of the Estate of Sandra L. Bennett. In accordance with the terms of the Will, Leola Renee Boudreaux is named Executrix of the Estate of Annette Bales Speigel, deceased.

This is improved property known as 5206 Byrne Dr, Nashville, Tennessee 37211.

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 GRANTEE, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the

said land to the said GRANTEE, her 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 this 12/12/25.

Estate of Sandra L. Bennett

Cyndi Lynn Bennett

By: Cyndi Lynn Bennett, Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 12/12/25, before me, the undersigned Notary Public, personally appeared Cyndi Lynn Bennett, known to me (or proved to me on the basis of satisfactory evidence), to be the devisee of the Estate of Sandra L. Bennett, the within named bargainor, and that she as such devisee executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate of Sandra L. Bennett, by herself as such devisee.

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

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 12/12/25 (date of document).

Affiant Signature

12/15/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

