This instrument was prepared by:
**DLO TITLE, LLC**
101 SE Parkway Court, Ste 220
Franklin, TN 37064
25-10118

Karen Johnson Davidson County
Batch # 1361685 DEEDWARR
12/29/2025 08:31:08 AM 2 pgs
Fees: $13.00 Taxes: $1,052.65
20251229-0102361

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 27, 2027

**STATE OF TENNESSEE**
**COUNTY OF** Davidson
The actual consideration or value, whichever is greater, is $284,500.00
Sworn to and subscribed before me this 22nd day of December, 2025.

Affiant

Notary Public

| **Address of New Owner:** | **Send Tax Bills to:** | **Map-Parcel Number:** |
|---|---|---|
| Laura Yolanda Rangel Ferrer<br>184 Empire Drive<br>Nashville, TN 37211 | New Owner | 133-07-0-271.00 |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Andrew Paul and Paige Paul, husband and wife,** hereinafter called the "Grantor," has bargained and sold, and by these presents do transfer and convey unto **Laura Yolanda Rangel Ferrer, a married woman,** hereinafter called the "Grantee," and to Grantee's heirs, successors, executors, and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Parma Heights of record in Plat Book 2133, Page 23, 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 Andrew Paul, single man by Warranty deed from Terry W. Harris, unmarried of record in Instrument No. 20170614-0059671 Register's Office for Davidson County, Tennessee, dated June 13, 2017 and recorded on June 14, 2017.

This is improved property known as **184 Empire Drive, Nashville, TN 37211.**

Paige Paul, is joining this conveyance to convey any marital interest she may have in the property.

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by __X__Grantor ____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further

covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 22ND day of December, 2025.

Andrew Paul

Paige Paul

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Andrew Paul and Paige Paul**, the within named bargainor, with whom I am personally acquainted (or proved their identities to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

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

Notary Public
My ~~Commission~~ Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 27, 2027