This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7674-AJ

Karen Johnson Davidson County
Batch# 1362131 DEEDWARR
12/29/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20251229-0102998

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $308,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of December, 2025.

Notary Public
My Commission Expires: 01/25/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lindha Guerrero 2812 Colonial Circle Nashville, TN 37214	NEW OWNER	096 05 0 107.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Heather Jean Ambrefe, a single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Lindha Guerrero** (individually and collectively, "Grantee"), 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 Number 12, COLONIAL VILLAGE, a plan of which is of record in Plat Book 1424, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot Number 12 fronts 70 feet on the Northerly side of Colonial Circle and runs back 278.93 feet on the Westerly line and 275.98 feet on the Easterly line to a dead line showing 70.08 feet thereon.

Being the same property conveyed to Heather Jean Ambrefe, an unmarried woman, by Quitclaim Deed from Paul Ambrefe, Jr., an unmarried man and Heather Jean Ambrefe, who acquired title as Heather Ambrefe, an unmarried woman, formerly husband and wife, of record in Instrument No. 20201006-0115769, in the Register's Office of Davidson County, Tennessee, dated June 30, 2020 and recorded on October 06, 2020.

Being the same property conveyed to Paul Ambrefe, Jr. and Heather Ambrefe, husband and wife, by Warranty Deed from Cora Mai Parrish Estate, of record in Instrument No. 20171031-0111568, in the Register's Office of Davidson County, Tennessee, dated October 27, 2017 and recorded on October 31, 2017.

This is improved property located at: **2812 Colonial Circle, Nashville, TN 37214.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good

right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2025.

GRANTOR:

Heather Jean Ambrefe

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Heather Jean Ambrefe, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of December, 2025.

Chad Serrate
Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

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 12/17/25 (date of document).

Affiant Signature

12/23/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 of DEC, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

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