Name and Address of New Owner:
Gustavo Angel Camacho and Sara Priscila Angel Camacho
210 Walden Village Lane
Nashville, TN 37210

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 106-05-0A-009-00

Karen Johnson Davidson County
Batch# 1362703 DEEDWARR
12/30/2025 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20251230-0103300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **AC Fam Real Estate, LLC, a Texas Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gustavo Angel Camacho, a single man, and Sara Priscila Angel Camacho, a single woman, as joint tenants with right of survivorship**, "the Grantees ," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 9 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Walden Village, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151204-0122320 and as corrected in Instrument No. 20160201-0009720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to AC Fam Real Estate, LLC by Quitclaim Deed dated May 28, 2024 from Gladys Angel, a married woman, recorded March 31, 2025 in Instrument No. 20250331-0023989 in the Register's Office.

Being the same property conveyed to Gladys Angel, a married woman, dated May 24, 2024, by Warranty Deed from Stephen Collins and Dana Elizabeth Collins, husband and wife, recorded May 31, 2024 in Instrument No. 20240531-0040504 in the Register's Office.

Being the same property conveyed to Stephen Collins and Dana Elizabeth Collins, husband and wife, by Warranty Deed dated May 1, 2023 from Stephen M. Pusey and Gail V. Pusey, Trustees of the Moss Rose Tennessee Community Property Trust u/t/a dated April 15, 2022 recorded May 2, 2023 in Instrument No. 20230502-0032327 in the Register's office.

Being the same property conveyed to Trustees of the Moss Rose Tennessee Community Property Trust u/t/a dated April 15, 2022, by Warranty Deed from Stephen M. Pusey and Gail V. Pusey, husband and wife, recorded April 21, 2022 in Instrument No. 20220421-0046454 in the Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of December, 2025.

AC Fam Real Estate, LLC

By: _____
Gladys Priscila Angel, Member

By: _____
Gustavo Angel, Member

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Gladys Priscila Angel and Gustavo Angel, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Members of AC Fam Real Estate, LLC, the within named bargainor, and as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of AC Fam Real Estate, LLC, by themselves as Members.

Witness my hand and seal, this 22nd day of December, 2025.

_____
Notary Signature

My commission expires 04/12/2029

MELISSA TOMASINI
Notary ID #135511089
My Commission Expires
April 12, 2029

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $565,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Bexar

Sworn to and subscribed before me this 22nd day of December, 2025.

_____
Notary Signature
My commission expires: 04/12/2029

MELISSA TOMASINI
Notary ID #135511089
My Commission Expires
April 12, 2029

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 22, 2025 (date of document)

Regina Sullo

Affiant Signature

December 26, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 26 day of December, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

