Karen Johnson Davidson County
Batch# 1364189 DEEDWARR
12/31/2025 01:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,661.30
20251231-0104554

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/14/2028
(AFFIX SEAL)

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1963

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Angel Mejia Gonzalez and Elena Ramirez Perez	Angel Mejia Gonzalez and Elena Ramirez Perez	133-02-0-121.00
(NAME)	(NAME)	
236 Antioch Pike	236 Antioch Pike	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Forty-Nine Thousand And No/100 Dollars ($449,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRENDA S. WALSH,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANGEL MEJIA GONZALEZ AND ELENA RAMIREZ PEREZ, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, 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 No. 7 on the Plan of Hinchey-Petway's Subdivision of record in Minute Book "I", Page 442, in the Chancery Court for Davidson County, Tennessee and being Lot No. 5 on the Map of A.C. Roth's Unrecorded Subdivision and described according to a survey made John Kohl, Surveyor, dated February 17, 1982, as follows:

BEGINNING AT A POINT IN THE NORTH MARGIN OF ANTIOCH PIKE 200 FEET WEST OF THE INTERSECTION OF WINGATE AVENUE AND ANTIOCH PIKE; THENCE WESTERLY WITH THE NORTH MARGIN OF ANTIOCH PIKE 50 FEET TO THE SOUTHEAST CORNER OF LOT NO. 6 ON SAID UNRECORDED PLAN; THENCE NORTH 167 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT NO. 6; THENCE EAST 50 FEET TO THE NORTHWEST CORNER OF LOT NO. 4 OF SAID UNRECORDED PLAN; THENCE SOUTH 168.6 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Being the same property conveyed to Brenda S. Walsh by Warranty Deed from Opal E. Owen of record in Instrument No. 20061103-0137202, Register's Office for Davidson County, Tennessee, dated November 27, 2006 and recorded on November 03, 2006.

unimproved ☐
This is improved ☑ property, known as 236 Antioch Pike, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 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 GRANTEES, their heirs 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.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

Witness our hands this 31st day of December, 2025.

Brenda S. Walsh

Brenda S. Walsh

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

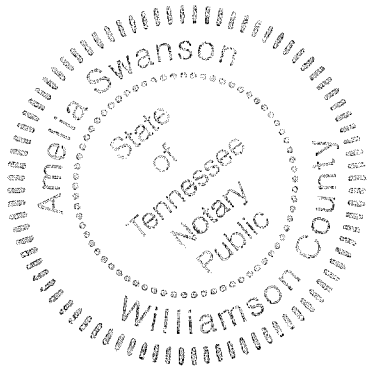
On this 31st day of December, 20 25, before me personally appeared Brenda S. Walsh, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Amelia Swanson

Serial Number, if any: _____

My Commission Expires: 3-23-27



True Copy Certification

I, Yvette Meldrum, 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 Dec 31 2025.

YM
Signature

Dec 31 2025

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this Dec 31 2025

Carolyn Curdo
Notary's Signature

My Commission Expires: 1Y/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY