This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1365047 DEEDWARR
01/05/2026 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20260105-0000233

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $325,000.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 19th Day of Dec, 2025.

_____
Notary Public
My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Salvador Gutierrez Alvarez and Alexsander Cruz-Martinez
509 Cedar Dr
Nashville, TN 37211

SEND TAX BILLS TO:
Salvador Gutierrez Alvarez and Alexsander Cruz-Martinez
509 Cedar Dr
Nashville, TN 37211

MAP AND PARCEL NUMBER: 16209005600

WARRANTY DEED
25NT01507

Effective the 19 Day of Dec., 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Estate of Jose Nicolas Valero Chavez

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Salvador Gutierrez Alvarez and Alexsander Cruz-Martinez, tenants with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Cedarwood Estates, Section 6, of record in Plat Book 5200, page 191, as revised in Plat Book 5200, page 196, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jose N. Valero, married by Warranty Deed from Frances H. Burge of record in Instrument Number 20000131-0009726 recorded with the Register's Office for Davidson County, Tennessee, dated 01/20/2000 and recorded 01/31/2000. The said Jose N. Valero aka Jose Nicolas Valero Chavez having since died 01/17/2021. Property being sold by court order dated 12/5/2025, case no. 21P2298, in the Seventh Circuit Court of Davidson County, Tennessee Probate Division.

This is an improved property commonly known as: 509 Cedar Drive, Nashville, TN 37211

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 19 day of Dec., 2025

The Estate of Jose Nicolas Valero Chavez

Juan. Adminstrator

BY: Guillermina Juarez, Administrator

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Guillermina Juarez,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged **herself** to be **Administrator** for **The Estate of Jose Nicolas Valero Chavez**, the within named bargainer, and in such capacity executed the foregoing for the purposes therein contained.

Notary Public

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 03 / 09 / 2027

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 12-19-25 (date of document).

Affiant Signature

12-19-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th of December, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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