RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
2615 MEDICAL CENTER PARKWAY, STE. 1560
MURFREESBORO, TN 37129
VT251200128

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1367554 DEEDWARR
01/08/2026 11:07:59 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20260108-0001737

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$300,000.00 Carmelo E.C.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 5th day of January, 2026.

Notary Public

MY COMMISSION EXPIRES:

C. VINCENT NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY My Commission Expires 06-16-2029

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 2615 MEDCIAL CENTER PKWY., STE. 1560, MURFREESBORO, TN 37129

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carmelo Escobar Cardona **and Maricela Vazquez Salas** **and Luz Jaquelin Escobar Vazquez** **392 Melpar Drive** **Nashville, TN 37211**	**SAME**	**147-16-0-078.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Pamela G. Hill, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carmelo Escobar Carbona and Maricela Vazquez Salas, Husband and Wife, and Luz Jaquelin Escobar Vazquez, Unmarried as tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, 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. 359 on the Plan of Fairlane Park, Section III, as of record in Book 2331, Pages 145 and 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 359 fronts 65 feet on the North side of Melpar Drive and runs back 193.6 feet on the West line and 193 feet on the East line to a dead line in the rear on which it measures 65 feet.

BEING the same property conveyed to Pamela G. Hill, a married person, by Warranty Deed from Donald R. Clemons, a married person, as to his 50% undivided interest, dated 4/7/2008 and recorded 4/9/2008 in Instrument No. 20080409-0035887; and being the same property previously conveyed to Donald R. Clemons, a married person and Pamela G. Hill, a married person, as to a 50% undivided interest in each, as tenants in common, by Warranty Deed from Randall V. Owen and Helen Faye Owen, being all the heirs at law of Sarah S. Owen, deceased, dated 5/22/2006 and recorded 5/23/2006 in Instrument No. 20060523-0060543, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **392 Melpar 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, 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.

Witness my hand this 5th day of January, 2026.

Pamela G. Hill

Pamela G. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela G. Hill the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of January, 2026.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029