WARRANTY DEED

Karen Johnson Davidson County
Batch # 1371144 DEEDWARR
01/20/2026 01:38:05 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00

20260120-0004426

MJ-JACK-25-2633

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 05/06/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Denis Rivera and Cindy Areisi Euceda Benson	**NEW OWNER**	
(NAME)	(NAME)	**149-15-0A-081.00-CO**
2633 Welshcrest Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BLAKE E. BELLER, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DENIS RIVERA AND CINDY AREISI EUCEDA BENSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 111 on the Plan of Section Three, Cambridge Forest of record in Book 11700, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Blake E. Beller, an unmarried man by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20011210-0135980 Register's Office for Davidson County, Tennessee, dated November 27, 2001 and recorded on December 10, 2001.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 11700, Page 44, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10332, Page 1; First Amendment in Book 10774, page 723; Instrument No. 20020221-0022797; Instrument No.20061025-0132073; Instrument No. 20061208-0152145; Instrument No. 20100224-0014180; Instrument No. 20110919-0072463; Instrument No. 20130225-0018348 and Instrument No. 20190314-0023576, Register's Office for Davidson County, Tennessee.
- By-Laws of Cambridge Forest Homeowners Association of record in Instrument Number 20020221-0022798, in the Register's Office for Davidson County, Tennessee.
- Charter of Cambridge Forest Homeowners Association of record in Book 10343, Page 769, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Book 10805, Page 497, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Cambridge Forest Homeowners Association of record in Instrument Number 20030624-0086953, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2633 Welshcrest Drive, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 16th DAY OF JANUARY, 2026.

Blake E Beller

Blake E. Beller

STATE OF New York
COUNTY OF Clinton

Personally appeared before me via audio-visual communication, the undersigned, a Notary Public in and for said County and State, BLAKE E. BELLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of January, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

I, Melissa Jansen, 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 1/16/26 (date of document).

Melissa Jansen

Affiant Signature

Date 1/16/26

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this 16th day of January, 2026.

Dana Delworth

Notary's Signature

MY COMMISSION EXPIRES: 6/8/28

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028