Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-6098

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of January, 2026

Notary Public

Commission Expires: 11/15/28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1371245 DEEDWARR
01/21/2026 07:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260121-0004556

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cristian Hariam Andrade and Karina Flores Hernandez 4712 Arapaho Bend Antioch, TN 37013	Pinnacle Bank, a Tennessee Bank 21 Platform Way South Ste 2300 Nashville, TN 37203	148-15-0-096

WARRANTY DEED

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, I/WE,

William M. Fessler and Bessie L. Fessler, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cristian Hariam Andrade and Karina Flores Hernandez, husband and wife

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. 45 on the Plan of the Resubdivision of Lots 44 and 45, Apache Hills, Section 5, Part 2, of record in Plat Book 5190, Page 56, Register's Office for said County.

Said Lot No. 45 fronts 90.13 feet on the easterly margin as measured along a slight curve on Arapaho Bend and extends back 129.75 feet on the southerly line and 148.56 feet on the northerly line which is a broken line, to a dead line in the rear on which it measures 35.33 feet.

BEING the same property conveyed by Warranty Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C. to William M. Fessler and Bessie L. Fessler, their heirs and assigns, recorded August 28, 1991, as Book 8429 Page 862 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4712 Arapaho Bend, Antioch, TN 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 15th day of January, 2026.

William M. Fessler

Bessie L. Fessler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of January, 2026, before me personally appeared William M Fessler and Bessie L Fessler, 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's (or persons') free act and deed.

Witness my hand, at office, this 15th day of January, 2026.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 1/15/26.

Affiant Signature – Joshua A. Terry

1/16/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/16/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27