Karen Johnson Davidson County
Batch# 1371521 DEEDWARR
01/21/2026 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $776.63
20260121-0005039

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

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $209,900.00

Kimberly Beard
Affiant
Signature

Subscribed and sworn to before me on this the 20 Day of JAN, 2026.

Notary Public
My Commission expires 4 / 25 / 26

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Alfredo Jaime Ruiz de Somocurcio Del Carpio and Gladys E Vargas Olivera
5600 Country Dr, Apt 107
Nashville, TN 37211

SEND TAX BILLS TO:
Alfredo Jaime Ruiz de Somocurcio Del Carpio and Gladys E Vargas Olivera
5600 Country Dr, Apt 107
Nashville, TN 37211

MAP AND PARCEL NUMBER: 162090B02200CO

WARRANTY DEED
25NT01766

Effective the 18 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,

Brenda Simms, unmarried woman

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

Alfredo Jaime Ruiz de Somocurcio Del Carpio and Gladys E Vargas Olivera, 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, Townhouse No. 107, on the Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Book 5200, Page 131, said Register's Office, to which plan reference is here made.

Being the same property conveyed to Brenda Simms from Christine Foster a.k.a Christine Dempsey Foster, unmarried, by Warranty Deed dated 08/07/2006 and recorded 08/23/2006 in Instrument No. 20060823-0104126, Register's Office of said County.

This is an improved property commonly known as: 5600 Country 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 18 day of December 2025

Brenda Sims by Michelle Bell, her Attorney in Fact
Brenda Simms

State of FL
County of Charlotte

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Brenda Simms**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 9/6/26

TARA LYNN CRAWFORD
Notary Public - State of Florida
Commission # HH 309159
My Comm. Expires Sep 6, 2026
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Justin Foster 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 12/18/25 (date of document).

Affiant Signature

1/20/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 of JAN, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027