Karen Johnson Davidson County
Batch# 1373259 DEEDWARR
01/29/2026 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,051.65
20260129-0006205

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $554,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd DAY OF JANUARY, 2026

NOTARY PUBLIC
My Commission expires:

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25110016

Address of New Owner	Send Tax Bills To:	Tax Information:
Javier A. Ponce Lopez	~~Same~~ CHG Mortgage 3161 Cra Conjunto San Roman CA 94583	146-04-0-126.00
691 Harding Place		
Nashville, TN 37211		

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Brandon Puckett and Kristin Puckett, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Javier A. Ponce Lopez, a married man** hereinafter called the **Grantee(s)**, his/her/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. 505 on the Plan of Section Nine, Caldwell Hall, of record in Plat Book 3300, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 505 fronts 82 feet on the southerly side of Harding Place and extends back 267.55 feet on the easterly line and 312.2 feet on the westerly line, to a dead line in the rear on which it measures 76.3 feet.

Included but expressly excluded from the above description is a tract of land as follows:

Real property located in Nashville and Davidson County, Tennessee, being 4 feet in width, lying south of, adjacent to and parallel with the existing southerly right-of-way of Harding Place as shown on the attached "Right-of-Way Exhibit" included with the Warranty Deed of record in Instrument No. 20130819-0086576, Register's Office for Davidson County, Tennessee. The described tract contains an area of 327.4 square feet, more or less.

Being the same property conveyed to Brandon Puckett and Kristin Puckett, Husband and Wife, by Warranty Deed from Christopher Terry and Hannah Sellers Terry, Husband and Wife, dated 03/18/2022 and recorded on 03/25/2022 in Instrument No. 20220325-0034841, Register's Office for Davidson County, Tennessee.

This is property generally located:
691 Harding Place, Nashville, TN 37211

SUBJECT TO THE FOLLOWING:

1. ~~2025~~ 2026 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 3300, Page 25, Register's Office for Davidson County, Tennessee.
3. Easement(s) to Tennessee Valley Authority of record in Book 1133, Page 610, and in Book 1237, Page 371, Register's Office for Davidson County, Tennessee.
4. Easement to State of Tennessee of record in Book 10421, Page 229, Register's Office for Davidson County, Tennessee.
5. Easements of record in Instrument No. 20130819-0086575, and Instrument No. 20130819-0086576, Register's Office for Davidson County, Tennessee.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Brandon Puckett and Kristin Puckett** have caused this instrument to be executed, this the 29 day of Dec, 2025.

Brandon Puckett

Kristin Puckett

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Brandon Puckett and Kristin Puckett,** 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.

This the 29 day of Dec, 2025.

My Commission expires: 7/24/26

NOTARY PUBLIC

LEWIS BROWER MCCOY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **01/23/2026**.

Affiant Signature — Date: 01/23/2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 01/23/2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY