Karen Johnson Davidson County
Batch# 1378785 DEEDWARR
02/10/2026 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20260210-0010216

Name and Address of New Owner:
Julio Antonio Romero Alas and Juan Francisco Romero Alas
336 Cedar Creek Drive, Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Mason Lillie powered by Bell Land
231 Public Square
Ste 220
Franklin, TN 37064
File No.: ML-25-64

Map & Parcel No: 147-12-0-068.00

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of January, 2026.

Notary Signature
My commission expires: 9-5, 2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William C. Dennison, Trustee of The Dennison Family Trust, a Revocable Living Trust dated April 20, 2001**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Julio Antonio Romero Alas, and Juan Francisco Romero Alas, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A small tract of land in the 5th Civil District of Davidson County, Tennessee, described, as follows:

Beginning at a hub set in the south margin of Haywood Lane 245.12 feet east of the easterly margin of Nolensville Road, as now established; thence with the margin of Haywood Lane, easterly 100.09 feet to a hub; thence leaving said Pike, as follows: South 22 deg. 40' east 160.10 feet to an iron pin; thence South 72 deg. 43' West 89.90 feet to an iron pin; thence north 26 deg. 22' west 160 feet to the point of beginning.

Being the same property conveyed to William C. Dennison and Ruth M. Dennison, as Trustees of The Dennison Family Trust, a Revocable Living Trust by QuitClaim Deed from William C. Dennison and Ruth Dennison, husband and wife, of record in Instrument No. 200109040095067 in the Register's Office of Davidson County, Tennessee, dated June 7, 2001, and recorded September 9, 2001.

Also being the same property conveyed to William C. Dennison by QuitClaim Deed from Paul E. Johnson of record in Book 4437, Page 205 in the Register's Office of Davidson County, Tennessee, dated August 7, 1970, and recorded August 7, 1970.

Also being the same property conveyed to Phillip Saindon, Trustee for purposes of making a re-conveyance to create an estate as tenants in common between William C. Dennison and Paul E. Johnson by QuitClaim Deed from William C. Dennison and Phillip D. Smithson of record in Book 4403, Page 307 in the Register's Office of Davidson County, Tennessee, dated March 11, 1970, and recorded March 12, 1970.

Also being the same property conveyed to William C. Dennison and Phillip D. Smithson by Warranty Deed from Tom C. Lamb, a widower, of record in Book 4240, Page 34 in the Register's Office of Davidson County, Tennessee, dated May 30, 1968, and recorded June 4, 1968.

This property more commonly known as 395 Haywood Lane, Nashville, TN 37211

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of January, 2026.

The Dennison Family Trust, a Revocable Living Trust dated April 20, 2001

By: William C. Dennison (SEAL)
William C. Dennison, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of January, 2026, before me personally appeared William C. Dennison, Trustee of The Dennison Family Trust, a Revocable Living Trust dated April 20, 2001, 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 30th day of January, 2026.

Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Tennessee Certification of Electronic Document

I, Rozalind Ruth, 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 1/30/26 (date of document).

Rozalind Ruth
Affiant Signature

January 30, 2026
Date

State of Florida

County of Palm Beach

Sworn to and subscribed before me this 30th day of January, 2026.

Mary Mello
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

MARY MELLO
Commission # HH 400055
Expires September 18, 2027