Karen Johnson Davidson County
Batch# 1378942 DEEDWARR
02/11/2026 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20260211-0010401

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/21/2028
(AFFIX SEAL)

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0009

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Julio Romo Rodriguez and Tania Vanessa Ochoa Lainez	New Owner	Map: 135-10-0C-130.00CO
(NAME) 3208 Grace Crest Pt	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($335,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRIAN DEAN AND PAULA DEAN, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JULIO ROMO RODRIGUEZ AND TANIA VANESSA OCHOA LAINEZ,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Ransom Park, Section Five of record in Instrument No. 20041118-0138647, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Brian Dean and Paula Dean, by deed from Fischer & Ford Group, LLC, of record in Instrument No. 20050919-0112282, dated September 19, 2005, Register's Office for said County.

(1) Easement to American Telephone and Telegraph of record in Book 1237, Page 111, in the Register's Office for Davidson County, Tennessee; (2) Charter for Homeowners Association of record in Instrument No. 20081210-0119250, in the Register's Office for Davidson County, Tennessee; (3) Power Line Easement of record in Book 2649, Page 593, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20000725-0073496, amended in Instrument No. 20011010-0110579, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3208 Grace Crest Pt, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hands this 29th day of January, 2026.

Brian Dean

Paula Dean

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Dean and Paula Dean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 29th day of January, 2026.

My Commission Expires: July 30, 2029

Notary Public

MELANIE M. SEARS
Notary Public - California
Los Angeles County
Commission # 2525573
My Comm. Expires Jul 30, 2029

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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).

Affiant Signature

1-30-26
Date

State of Tennessee
County of Rutherford

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

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY