THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37205** **CRT File No. 260153110** Karen Johnson Davidson County Batch# 1380771 DEEDWARR 02/13/2026 01:53:30 PM 3 pgs Fees: $18.00 Taxes: $4,717.50 20260213-0011793	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,275,000.00. Affiant Subscribed and sworn to before me, this 13th day of February, 2026. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUELLER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Barbara Gisella Carranza Leon 35 Erwin Court Nashville TN 37205	Send Tax Bills To: Primis Mortgage Company 5535 Currituck Drive Suite 120 Wilmington, NC 28403	Tax Information: Tax Parcel ID No. 104-14-0G-008.00 CO

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 of which is hereby acknowledged, **Melinda J. Haws, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barbara Gisella Carranza Leon**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 54, as shown on the map entitled Revised Final Plat for Whitworth, of record in Plat Book 7900, pages 140 through 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MELINDA J. HAWS, by deed from MAX GREENBERG, of record in Instrument No. 20041217-0150409, dated December 16, 2004, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 104-14-0G-008.00 CO.

Matters shown on the Plan of record in Plat Book 7900, pages 140 through 144, said Register's Office.

First Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Whitworth recorded as Instrument No. 20100615-0046543 as corrected in Scrivener's Affidavit recorded as Instrument No. 20160919-0098409, and as amended by First Amendment to the First Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Whitworth recorded as Instrument No. 20170720-0073719, Register's Office for Davidson County, Tennessee.

Amended By-Laws of record in Instrument No. 2020812-0097386, said Register's Office.

This is improved property located at 35 Erwin Court Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of February, 2026.

Melinda J. Haws

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 13th day of February, 2026.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, George Mudter, 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 2/13/2026 (date of document).

Affiant Signature

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027