Karen Johnson Davidson County
Batch# 1380800 DEEDWARR
02/13/2026 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20260213-0011837

WARRANTY DEED

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

BG-RG-26-1845

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/27/2029 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Romulo Alberto Cortez Jimenez and Megan Alicia Cortez Jimenez	Same	
(NAME)	(NAME)	
1845 Cottage Grove Way	Same	173-05-0B-024.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARL ERIC NEWMAN AND CHAD NEWMAN, HUSBAND AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROMULO ALBERTO CORTEZ JIMENEZ AND MEGAN ALICIA CORTEZ JIMENEZ, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of 1st Revision, Cottage Grove of record in Instrument No. 20100406-0025553, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Land.

Being the same property conveyed to Carl Eric Newman, unmarried by Warranty Deed from David Ross Rhea, unmarried and Christopher Franklin Webb, unmarried, tenants in common with right of survivorship of record in Instrument No. 20141126-0109195 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 26, 2014.

Being the same property conveyed to Carl Eric Newman and Chad M. Newman, a married couple by Quitclaim Deed from Carl Eric Newman of record in Instrument No. 20180718-0070062 Register's Office for Davidson County, Tennessee, dated July 13, 2018 and recorded on July 18, 2018.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20100406-0025553, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 290, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in and as Instrument No. 20091215-0114265, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in favor of Metropolitan Government of Nashville and Davidson county of record in Instrument No. 20070423-0047753, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 5215, Page 482 and Book 5385, Page 986, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement together with the right to cut and fill slopes conveyed in favor of Davidson County, Tennessee of record in Book 2740, Page 3, in the Register's Office for Davidson County, Tennessee.
- Cottage Grove Homeowners Association, Inc., Rules and Regulations of record in Instrument Number 20160315-0024261, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 1845 Cottage Grove Way, Antioch, Tennessee 37013.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 11 DAY OF FEBRUARY, 2026.

Carl Eric Newman

Chad Newman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL ERIC NEWMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of February, 2026.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of February, 2026.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, _____, 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 2/11/2026 (date of document).

_____
Affiant Signature

Date: 2/13/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

_____
Notary's Signature
My Commission Expires: 2/27/2029

