THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251253067

Karen Johnson
Batch # 1382508
02/18/2026 11:31:54 AM
Fees: $13.00 Taxes: $6,105.00

Davidson County
DEEDWARR
2 pgs

20260218-0012862

HEATHER MORRISON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires JAN. 30, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,650,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of February, 2026.

Notary Public
My Commission Expires: 1/30/29

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jose Baltazar 2304 Woodmont Boulevard Nashville TN 37204	New Owner	Tax Parcel ID No. 117-06-0-093.00

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, **Matthew P. Simmons, Executor of The Estate of Joan Peyton Simmons** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jose Baltazar, an unmarried man**, ("Grantee"), his 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 the westerly 135 feet of the easterly 175 feet of Lot No. 34 on the Plan of E. L. Hampton's Subdivision called "Hillsboro Heights", not of record, described according to a survey made by W. B. Southgate, Engineer, December 26, 1912, as follows:

BEGINNING on the northerly margin of Woodmont Boulevard, formerly Concrete Boulevard, at a point 340 feet west of the center line of 23rd Avenue South, and being the southwesterly corner of the Bobby Clay Sircy, Jr. property (Book 5532, Page 17, Register's Office for said County); thence, with the northerly margin of said Boulevard, westwardly 135 feet to the southeasterly corner of the Frank Tirrill Parker property (Book 2294, page 69, said Register's Office); thence, with Parker's easterly line, northwardly 367 feet, more or less, to the southerly line of Lot No. 24; thence, with said line, eastwardly 135 feet, being the northwesterly corner of said Sircy property; thence, with Sircy's westerly line, southwardly 365 feet, more or less, to the point of beginning.

Being the same property conveyed to H. CLIFTON SIMMONS, III and wife, JOAN P. SIMMONS, by deed from ROBERT T. PHILLIPS and wife, JACKIE SARAH SLAUGHTER PHILLIPS, of record in Book 5739, page 925, dated April 29, 1981, said Register's Office.

H. CLIFTON SIMMONS, III a/k/a HENRY CLIFTON SIMMONS III died on or about January 1, 2019, leaving JOAN P. SIMMONS as the surviving tenant by the entirety.

JOAN P. SIMMONS, a/k/a JOAN PEYTON SIMMONS died on or about January 13, 2025. Her Last Will and Testament, being filed in the Circuit Court of Davidson County, Tennessee (Probate Division) under Case No. 25P311. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executor, MATTHEW P. SIMMONS.

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. 117-06-0-093.00.

This is improved property located at 2304 Woodmont Boulevard Nashville TN 37204

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 17th day of February, 2026.

The Estate of Joan Peyton Simmons

Matthew P. Simmons, Executor

By: Matthew P. Simmons, Executor

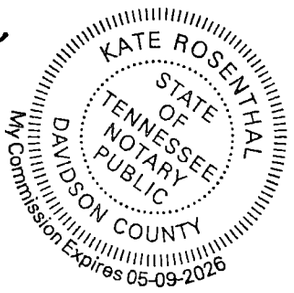
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew P. Simmons, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Joan Peyton Simmons, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of February, 2026.

Kate Rosenthal

Notary Public



My Commission Expires: _____