Karen Johnson Davidson County
Batch# 1386925 DEEDWARR
03/02/2026 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20260302-0015947

WARRANTY DEED

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

STATE OF Tennessee
COUNTY OF Davidon

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF February, 20 24

Notary Public

MY COMMISSION EXPIRES: 9.5.2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Nesla M. Araujo	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 4004 Navaho Trl.	(NAME)	14815011700
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Jorge A. Araujo Dubon and wife, Gloria E. Santamaria de Araujo**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nesla M. Araujo, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 41, on the Plan of Apache Hills, Section Five, Part Two, of record in Book 5050, Page 39, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jorge A. Araujo Dubon, married, by virtue of that certain Quit Claim Deed dated February 3, 2026, and being of record at Instrument No. 20260218-0013007, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Joel A. Araujo, unmarried and Jorge A. Araujo Dubon, married, by virtue of that certain Warranty Deed dated July 30, 2014, and being of record at Instrument No. 20140731-0068543 in the Register's Office of Davidson County, Tennessee.

Gloria E. Santamaria de Araujo joins in the conveyance of the above described property as the spouse of **Jorge A. Araujo Dubon,** to convey any and all marital interest.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4004 Navaho Trail Nashville, TN 37211
(House Number) (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 my hand this 24th day of February, 2026.

Jorge A. Araujo Dubon

Gloria E. Santamaria de Araujo

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jorge A. Araujo Dubon and Gloria E. Santamaria de Araujo**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of February, 2026.

Notary Public

My Commission Expires: 9.5.2028



Certificate of Authenticity

I, Holly A. Mason, 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 February 24, 2026.

Affiant Signature

2/24/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of February, 2026.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026