Karen Johnson Davidson County
Batch# 1389499 DEEDWARR
03/06/2026 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20260306-0018341

Warranty Deed

STEPHANIE FEURING STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Montgomery The actual consideration or value, whichever is greater, for this transfer is $685,000.00. Affiant Subscribed and sworn to before me, this the 6th day of March, 2026. Notary Public My commission expires: 3/19/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Luke Harrison Fincher and Ashton Tanner Mauney Fincher	Same	072-13-0-030.00
1016 Carolyn Ave		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSE ANTONIO PAREDES, TRUSTEE THE OF JOSE A. PAREDES REVOCABLE TRUST DATED MAY 23, 2022, AND MARIA DEL CARMEN TELLARINI, TRUSTEE OF THE MARIA DEL CARMEN TELLARINI REVOCABLE TRUST DATED MAY 23, 2022,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUKE HARRISON FINCHER AND ASHTON TANNER MAUNEY FINCHER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), 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. 38 on the Plan of Irvington of record in Plat Book 843, Page 60, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jose Paredes and Maria Paredes, Husband and Wife by Warranty Deed from Andrew P. Middleton and Shannon L. Middleton, Husband and Wife of record in Instrument No. 20161017-0109666 Register's Office for Davidson County, Tennessee, dated October 13, 2016 and recorded on October 17, 2016.

Being the same property conveyed to The Jose A. Paredes Revocable Trust dated May 23, 2022, as to a 50% interest, and The Maria Del Carmen Tellarini Revocable Trust, dated May 23, 2022, as to a 50% interest by Quitclaim Deed from Jose Paredes and Maria Paredes, husband and wife, of record in Instrument No. 20240220-0011577 Register's Office for Davidson County, Tennessee, dated December 20, 2023 and recorded on February 20, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1016 Carolyn Ave, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of March, 2026.

Jose A. Paredes Revocable Trust dated May 23, 2022

By: Jose Antonio Paredes
Jose Antonio Paredes, Trustee

Maria Del Carmen Tellarini Revocable Trust dated May 23, 2022

By: Maria Del Carmen Tellarini
Maria Del Carmen Tellarini, Trustee

STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Jose Antonio Paredes, Trustee of Jose A. Paredes Revocable Trust dated May 23, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained. Produced Driver License as Identification.

Witness my hand and seal this 6th day of March, 2026.

JOSE CARABALLO
Notary Public - State of Florida
Commission # HH 611833
Expires on November 13, 2028

Notary Public

Notarized remotely online using communication technology via Proof.

STATE OF Texas
COUNTY OF Kerr

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Maria Del Carmen Tellarini, Trustee of Maria Del Carmen Tellarini Revocable Trust dated May 23, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of March, 2026.

NOTARY PUBLIC STATE OF TEXAS
Camron Cook
ID NUMBER
12998668-4
COMMISSION EXPIRES
October 8, 2026

Notary Public
10/08/2026

Electronically signed and notarized online using the Proof platform.

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 March 5, 2026.

Date: March 5, 2026

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this March 5, 2026.

Notary Public
My Commission Expires: 7/25/26

