Karen Johnson Davidson County
Batch# 1390358 DEEDWARR
03/09/2026 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,411.55
20260309-0018513

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202611166 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$381,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 6th day of March 2026. Notary Public My Commission Expires: _____

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-07-2026

WARRANTY DEED

THIS INDENTURE, made this 6th day of March 2026, among:

ERIC R. LOWE, AN UNMARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ELSA DIAZ AND ANGEL MARISCAL SR., WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot 125, Section 3, Resubdivision of Lots 125 & 126, Greenwood Hills, as shown on plat of record in Plat Book 8250, page 724, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eric R. Lowe, an unmarried man by deed from Glen Johnson and Kathryne Johnson, husband and wife, dated April 13, 2021, of record in Instrument No. 20210413-0049453, Register's Office for Davidson County, Tennessee.

Being also known as 3520 Donna Kay Drive, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Eric R. Lowe

Eric R. Lowe

State of NC)
County of Durham)

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

Witness my hand and official seal this 4 day of March 2026.

Tiffany Turner-Patterson
NOTARY PUBLIC
Wake County, NC
My Commission Expires February 28, 2031

Notary Public
My Commission Expires: 02/28/2031

Owner Name & Property Address:

Name: Elsa Diaz and Angel Mariscal Sr.
Address: 3520 Donna Kay Drive
City, State, Zip: Nashville, TN 37211

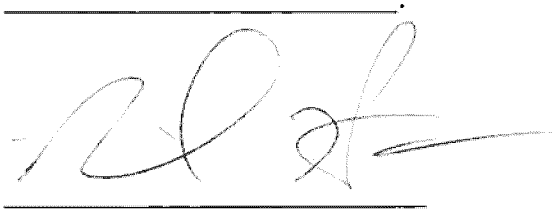
Responsible Party For Taxes:

Name: New Owner
Address: 3925 Atkins Dr.
City, State, Zip: Nashville, TN 37211

Tax ID: 134-09-033.00

Certificate of Authenticity

I, Nick Harris, 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 3/6/26.



Affiant Signature

3/6/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of March, 20 26



Notary's Signature

My Commission Expires: 3/9/27

Date

