Karen Johnson Davidson County
Batch# 1390542 DEEDWARR
03/10/2026 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260310-0018741

WARRANTY DEED

MELODY R. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 10/21/2028
(AFFIX SEAL)

File No. AD-26-1053

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luiz F Largo Guzman and Claudia M Portillo Galindo	New Owner	
(NAME)	(NAME)	
216 Clearlake Drive West		136-07-0-138.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, I/we, **Lisa Bailey Jones, Conservator for Arnold R. Bailey and Lisa Bailey Jones, Conservator for Martine C. Bailey,*** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luis F Lago Guzman and Claudia M Portillo Galindo, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 209 on the Plan of Section Four, Priest Lake Park of record in Plat Book 4460, Page 15, 16, 17, in the 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 Arnold R. Bailey et ux, Martine C. Bailey by Warranty Deed from Margaret Ann Rickard, a single person of record in Book 6310, Page 660, Register's Office for Davidson County, Tennessee, dated June 05, 1984 and recorded on June 07, 1984.

***Lisa Bailey Jones having been named Conservator for Arnold Reginald Bailey, aka Arnold R. Bailey, by that Order Establishing Conservatorship signed by Judge C. David Briley In the Circuit Court of Davidson County, Tennessee, Division 1, Trasnferred from Division 7 (Probate), Docket No. 23P1628. Lisa Bailey Jones having also been named Conservator for Martine Christine Bailey, aka Martine C. Bailey, by that Order Establishing Conservatorship signed by Judge C. David Briley In the Circuit Court of Davidson County, Tennessee, Division 1, Trasnferred from Division 7 (Probate), Docket No. 23P1627. Further, the Court approved the terms of the Purchase and Sale Agreement, and the Amendments and Addenda thereto, and authorized the sale of the subject proeprty under the control of the said Conservator by that Order Approving Listing and Sale of Real Property signed by Judge C. David Briley In the Circuit Court of Davidson County, Tennessee, Division 1, Trasnferred from Division 7 (Probate), Docket Nos. 23P1627 and 23P1628.**

This is property more commonly known as 216 Clearlake Drive West, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 6th day of March, 2026.

Lisa Bailey Jones
Arnold R. Bailey, by Lisa Bailey Jones, his Conservator

Lisa Bailey Jones
Martine C. Bailey, by Lisa Bailey Jones, her Conservator

STATE OF MARYLAND
COUNTY OF St. Mary's

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Bailey Jones, Conservator for Arnold R. Bailey and Lisa Bailey Jones, Consesrvator for Martine C. Bailey, with whom I am personally acquainted (or provide to me on the basis of satisfactory evidence), and who acknowledged that she, as Conservator for both Arnold R. Bailey and Martine C. Bailey, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2026.

Notary Signature
My commission expires: 1/30/27

DAMARIS BADEN
NOTARY PUBLIC
ST. MARY'S COUNTY
MARYLAND
My Commission Expires 01-30-2027

NPN 7963244
License #99907569
44194 St. Andrews Circle
California, MD 20619

True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 (date of document).

Affiant Signature

3-9-26
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 9th day of March, 202 .

Notary's Signature

My Commission Expires: 8/19/2028

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford