Karen Johnson Davidson County
Batch# 1390604 DEEDWARR
03/10/2026 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $3,033.63
20260310-0018824

WARRANTY DEED

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BG-PPP-26-4724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $819,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 12-1-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
German A. Perez and Diana Perez	New Owner	
(NAME)	(NAME)	**172-14-0B-207.00-CO**
4724 Sterling Cross		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATHERINE URBAN, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GERMAN A. PEREZ AND DIANA PEREZ, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 207 on the Plan of Final Plat for CLUSTER LOT DEVELOPMENT WINFIELD PARK, PHASE 1, SECTION 2, REVISION 2, of record in Instrument No. 20010313-0024087, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Catherine Urban by Warranty Deed from Elizabeth Waterman and Shawn Keith, wife and husband of record in Instrument No. 20231103-0086290 Register's Office for Davidson County, Tennessee, dated November 01, 2023 and recorded on November 03, 2023.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on Plan CLUSTER LOT DEVELOPMENT WINFIELD PARK PAHSE1, SECTION 2, REVISION 2, of record in Instrument Number 20010313-0024087, Revising Plat Instrument Nos. 20000225-0018479 and 20000225-0018480.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 11113, Page 691
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20001211-0122000
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020520-061426.
- Stormwater Detention Agreement as set forth in instrument recorded in Book 11744, page 254
- Easement Agreement in Favor of Danco Property Investments, LLC in Book 11124, page 852
- Easement of for Ingress/Egress and Cross Use Agreement in Book 5552, page 857.
- Easement in favor of BellSouth Telecommunications Inc. in Book 11628, page 204,
- Quitclaim Deed for Open Spaces in Instrument 20020515-0059530,
- By-Laws of record in Book 11113, Page 717, .
- Ingress and Egress Cemetery of record in Book 11357, Page 909,
- Certification of Duly Adopted Resolution of record in Instrument Number 20160211-0013422,
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4724 Sterling Cross, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 9 DAY OF MARCH, 2026.

Catherine Urban

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of March, 2026.

Notary Public
My Commission Expires:
(SEAL) 02-05-30

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 9 day of March, 2026.

K. Thomas Sidwell
Date: 03/09/2026

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 9 day of March, 2026.

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY