This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1393078 DEEDWARR
03/16/2026 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20260316-0020443

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $299,000.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 11 Day of MARCH, 2026

_____
Notary Public
My Commission expires 1/22/2030

TENNESSEE NOTARY PUBLIC
SD HUNSBERGER
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Ashley Salinas Cardenas
3208 Mayer Ln
Nashville, TN 37218

SEND TAX BILLS TO:
Ashley Salinas Cardenas
3208 Mayer Ln
Nashville, TN 37218

MAP AND PARCEL NUMBER: 08008023500

WARRANTY DEED
26NT00317

Effective the 11 Day of MARCH 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Richard Wilkinson, single man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ashley Salinas Cardenas, single woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Bordeaux Hills, Section IV, as of record in Plat Book 3600, page 49, said lot fronts 55 feet on the northeasterly side of Mayer Lane and runs back 120 feet on the southeasterly line and 141.68 feet on the northwesterly line to a dead line in the rear on which it measures 59.05 feet.

Being the same property conveyed to Richard Wilkinson from Linda A. Smith, unmarried by Warranty Deed dated 01/15/2026 and recorded 01/16/2026 in Instrument No. 20260116-0004102, Register's Office of said County.

Being the same property conveyed to Linda A. Smith by Administrator Quitclaim Deed dated 03/22/2024 and recorded 03/27/2024, of record in Instrument No. 20240327-0021119, Register's Office of said County.

Being the same property conveyed to Arren Sidney King from Michael Bartholomew, by Warranty Deed dated 10/05/2016 and recorded 10/12/2016 in Instrument No. 20161013-0107900, Register's Office of said County. The said Arren Sidney King having since died on 06/05/2023.

This is an improved property commonly known as: 3208 Mayer Lane, Nashville, TN 37218

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 11TH day of MARCH, 2026

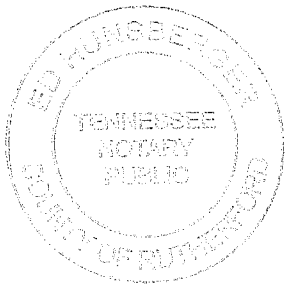
Richard Wilkinson

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Richard Wilkinson**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1/22/2030



Tennessee Certification of Electronic Document

I, Justin Foster 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 3-11-26 (date of document).

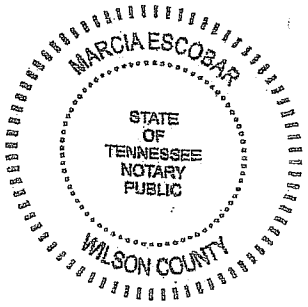
Affiant Signature

3-11-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 of Mar, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027