THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260253442** Karen Johnson Batch # 1393161 03/16/2026 10:27:59 AM Fees: $13.00 Taxes: $2,956.30 Davidson County DEEDWARR 2 pgs 20260316-0020567	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $799,000.00. Affiant Subscribed and sworn to before me, this 13th day of March, 2026. Notary Public My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 2-09-2026

WARRANTY DEED

Address New Owner: Lauren Herrera 917 Winston Place Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-13-0-206.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory John Barro, Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren Herrera**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Westerly 52.5 feet of Lot No. 97 and the Easterly 10 feet of Lot No. 98 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, Page 2, Register's Office for said County.

Said parts of said lots adjoin and front together 62.5 feet on the Southerly side of Gen. John B. Hood Trail and run back between parallel lines 172 feet to a dead line.

Being the same property conveyed to GREGORY BARRO AND GREGORY BARRO, JR., by deed from MELISSA ECKSTEIN-HARMON AND SARAH E. RHOADES, EACH AS TO A ONE HALF (1/2) UNDIVIDED INTEREST, AS TENANTS IN COMMON, of record in Instrument No. 20200325-0032279, dated March 19, 2020, said Register's Office.

GREGORY BARRO AND GREGORY BARRO, JR. conveyed to GREGORY JOHN BARRO, JR., by deed of record in Instrument No. 20220401-0037993, dated March 30, 2022, said Register's Office.

Abigail Joyce Barro joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 118-13-0-206.00.

Davidson County taxes for 2025, Map-Par. 118-13-0-206.00, $5,229.11, PAID.
If improvements are completed after January 1st and before September 1st of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
Matters shown on the Plan of record in Plat Book 1130, page 2, said Register's Office.

This is improved property located at 917 Winston Place Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of March, 2026.

Gregory John Barro, Jr.

Abigail Joyce Barro

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory John Barro, Jr. and Abigail Joyce Barro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2026.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

My Commission Expires: _____