RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-37400-26

Karen Johnson Davidson County
Batch# 1393371 DEEDWARR
03/16/2026 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260316-0020847

WARRANTY DEED

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of _____, 2026

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Alvarado Dealmonte 4926 Barella Drive Antioch, TN 37013	Same address as new owner	162-03-0-278.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($330,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SARAH JOU, A WIDOW**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RONALDO ALVARADO DEALMONTE AND CENDI VILLEGAS RITA, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Haywood Hills, Section Three, of record in Book 4460, Page 164 and 165, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Do Hyeok Jou and Sarah Jou, husband and wife, from Veezayphone Inrasavongsa and wife, Dao Inrasavongsa by Warranty Deed dated January 19, 2018, and recorded January 25, 2018, in Instrument Number 20180125-0008060, said Register's Office. Also being the same property title to which vested in Sarah Jou upon the death of her husband, Do Hyeok Jou, by reason of their tenancy by the entirety. Do Hyeok Jou died May 26, 2018.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 4926 Barella Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 6th day of March, 2026

GRANTOR(S)

Sarah Jou

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Sarah Jou, 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 and seal, this the 6th day of March, 2026.

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11-28-26

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 _____ (date of document)

Regina Sullo

Affiant Signature

3/6/2026

Date

State Of TN

County of Davidson

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

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

