Karen Johnson Davidson County
Batch# 1393919 DEEDWARR
03/17/2026 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $936.62
20260317-0021221

Prepared by and
After Recording Return to:
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

BRIANA HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,140.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 2026.

Briana Hampton
Notary Public
My Commission Expires:
2/14/2029

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Kinnaly Xayadeth 509 Emily Drive Smyrna, TN 37167	Kinnaly Xayadeth 509 Emily Drive Smyrna, TN 37167	Tax Map(s): 165-13 Parcel(s): 094.00 CO

WARRANTY DEED

FOR AND IN 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,
RODOLFO D. CARRANZA AND VIANEY OCHOA BONILLA, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
KINNALY XAYADETH, A MARRIED WOMAN
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER 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. 494, on the Plan of Section Eight, Peppertree Forest, a Planned Unit Development, of record in Book 7900, Page 652, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Rodolfo D. Carranza, by Warranty Deed from Mark W. Wesley, unmarried, dated 11/30/2005 and recorded 12/1/2005 in Instrument No. 20051201-0144480, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4048 Pepperwood Drive, Antioch, TN 37013

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), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of March, 2026

Rodolfo D. Carranza

Vianey Ochoa Bonilla

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

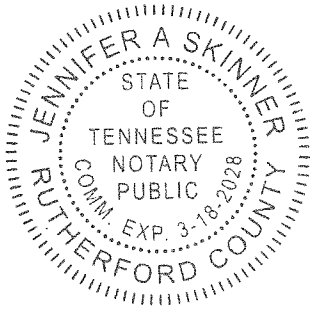
Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Rodolfo D. Carranza and Vianey Ochoa Bonilla, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of March, 2026

Notary Public

My Commission Expires: 3.18.28

(SEAL)



Certificate of Authenticity

I, Aimee Cain, 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 March 16, 2026.

Date

Aimee Cain

Affiant Signature

March 17, 2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17 day of March, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

