WARRANTY DEED

Karen Johnson Davidson County
Batch# 1395219 DEEDWARR
03/19/2026 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20260319-0022102

W-SP-25-3107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/22/26

(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)
David Portillo Gonzalez	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**060-02-0-124.00**
3107 Richmond Hill		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **FRED L. CARTER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID PORTILLO GONZALEZ,** 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 95 on the Plan of Parkwood Estates, Section 1, of Record in Book 2900, Page 120, Register's Office for Davidson County.

Said Lot 95 Fronts 85 feet on the Southerly Margin on Richmond Hill Drive and Runs Back Between Lines Measuring 111.2 feet on the Easterly side 158.5 feet on the Westerly side to a Dead Line in the Rear on which it measures 68.6 feet.

Being the same property conveyed to Fred L. Carter, a married man as his sole and Separate Property by Warranty Deed from Lucille J. Williams, a widow of record in Instrument No. 20140707-0059373 Register's Office for Davidson County, Tennessee, dated June 26, 2014 and recorded on July 07, 2014. Subsequently, Mary L. Carter, his spouse, died on October 27, 2015, terminating any and all interest in and to said property, she may have had, marital or otherwise. Fred L. Carter is now unmarried.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2900, Pages 119 and 120, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3136, Page 52, as amended in Book 3253, Page 591, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 221, Page 384, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3107 Richmond Hill, Nashville, Tennessee 37207**.

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 5th DAY OF MARCH, 2026.

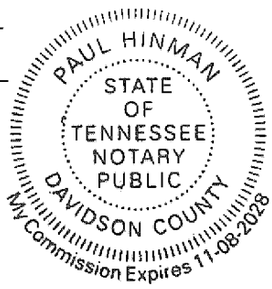
Fred L. Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRED L. CARTER, 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 5th of March, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 3/5/26 (date of document).

Affiant Signature

3/5/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

NOTARY'S SEAL