THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260253542** Karen Johnson Davidson County Batch# 1397228 DEEDWARR 03/24/2026 04:06:30 PM 3 pgs Fees: $18.00 Taxes: $1,106.30 20260324-0023513	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $299,000.00. Affiant Subscribed and sworn to before me, this 24th day of March, 2026. Notary Public My Commission Expires: 9-5-2026 KRISTIN DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Noe Sanchez, II and Abigail Achord Sanchez . 2604 Glenrose Ave Nashville TN 37210	Send Tax Bills To: The Huntington National Bank 2778 West Jackson St.,Bldg C 2nd Floor Tupelo, MS 38801	Tax Information: Tax Parcel ID No. 119-07-0-055.00

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, **Jonathan David Shearer and Sarah Kimberly Shearer, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Noe Sanchez, II and Abigail Achord Sanchez, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson county, state of Tennessee, described as follows, to- wit: Land in Davidson County, being all of Lot No. 82 on the Plan of Laurel Acres, Section 2 according to survey and plat of same appearing of record in Plat Book 2133 Pages 122, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
Included but excluded therefrom part of said lot which was conveyed to the State of Tennessee by deed from Buford B. Walker et al, of record in Book 3399, Page 357, Register's office, described further as follows:
Beginning at a point in the northeast corner of said Lot No. 82 and runs with the east boundary line of said Lot 82 in a southwest direction 74 feet to a point; thence north 19 degrees 40 feet west 98 feet to a point in the north boundary line of Lot 82; thence with said boundary line easterly 68.91 feet to the point of beginning, containing 0.06 acres, more or less.

Being the same property conveyed to Jonathan David Shearer and Sarah Kimberly Shearer, husband and wife, by Warranty Deed from Dream House, LLC, of record in Instrument No. 20171113-0116113 Register's Office for Davidson County, Tennessee, dated November 9, 2017 and recorded on November 13, 2017.

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.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2133, Page 122, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2298, Page 5, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument Number 20120228-0017172, Register's Office for Davidson County, Tennessee.

Easement as contained in Deed of record in Book 3399, Page 375, Register's Office for Davidson County, Tennessee.

This is improved property located at 2604 Glenrose Ave Nashville TN 37210

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 19th day of March, 2026.

Jonathan David Shearer

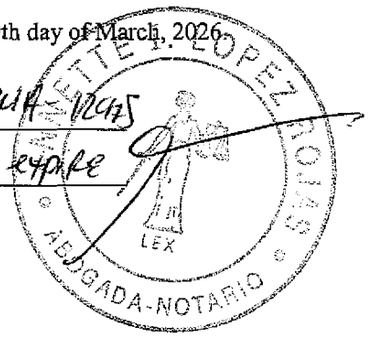
Sarah Kimberly Shearer

STATE OF Puerto Rico)
COUNTY OF Vieques)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan David Shearer and Sarah Kimberly Shearer, 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 19th day of March, 2026.

Notary Public
My Commission Expires: does not expire
Affidavit # 2856



Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 03/24/26.

Affiant Signature 03/24/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 24 day of March, 2026.

Notary Signature

My Commission Expires:
9/5/2028

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON