Warranty Deed

Karen Johnson Davidson County Batch # 1403575 DEEDWARR 04/09/2026 08:42:02 AM 2 pgs Fees: $13.00 Taxes: $2,590.00 20260409-0028650	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $700,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of April, 2026. Notary Public My commission expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number
Joel Patrick Walker Kathryn Stone Walker	New owners	084-05-0B-028.00-CO
3303 Joggers Pass		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RAFAEL L. PRIETO AND CHRISTINE HOPE AGUILERA, CO-TRUSTEES OF THE PRIETO AND AGUILERA JOINT REVOCABLE TRUST, CREATED SEPTEMBER 10, 2024**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOEL PATRICK WALKER AND KATHRYN STONE WALKER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Unit No. 28, as established by Declaration of Covenants, Conditions and Restrictions for East Greenway Park, a Townhouse Planned Unit Development of record as Instrument No. 20160707-0069540 and amended in Instrument No. 20161020-0110945 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rafael L. Prieto, an unmarried man by Warranty Deed from East Greenway Park, LLC, of record in Instrument No. 20200630-0070522 Register's Office for Davidson County, Tennessee, dated June 29, 2020 and recorded on June 30, 2020.

Being the same property conveyed to Rafael L. Prieto and Christine Hope Aguilera, husband and wife by Quit Claim Deed from Rafael L. Prieto, an unmarried man of record in Instrument No. 20231013-0080495 Register's Office for Davidson County, Tennessee, dated October 12, 2023 and recorded on October 13, 2023.

Being the same property conveyed to Rafael L. Prieto and Christine Hope Aguilera, Co-Trustees of the Prieto and Aguilera Joint Revocable Trust, created September 10, 2024, by Quit Claim Deed from Rafael L. Prieto and Christine Hope Aguilera, husband and wife of record in Instrument No. 20250128-0006476 Register's Office for Davidson County, Tennessee, dated January 22, 2025 and recorded on January 28, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 3303 Joggers Pass, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do 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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of April, 2026.

Prieto and Aguilera Joint Revocable Trust dated September 10, 2024

By: _____
Rafael L. Prieto, Co-Trustee

By: _____
Christine Hope Aguilera, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rafael L. Prieto and Christine Hope Aguilera, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustees of the Prieto and Aguilera Joint Revocable Trust created September 10, 2024, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 2nd day of April, 2026.

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-29

_____
Notary Public

My Commission Expires: 1·22·29

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203