WARRANTY DEED

Karen Johnson Davidson County
Batch# 1405945 DEEDWARR
04/15/2026 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,890.70
20260415-0030973

W-CRR-26-435

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $511,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 6-26-27
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON KIM D. WYATT MY COMM. EXPIRES JUNE 26, 2027

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)
Kelley Engels Mayo	**FirstBank**	
(NAME)	(NAME)	**025-00-0-024.00**
435 Dry Creek Road	**722 Columbia Avenue**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Franklin, TN 37064**	
(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, **FERNANDO A. GARCIA FLORES, AN UNMARRIED MAN, AND FANNY PEREZ GUERRERO, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLEY ENGELS MAYO, A MARRIED WOMAN,** 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:

Tract 1

Situated in the 10th Civil District of Davidson County, Tennessee,

Beginning at an iron stake on the north side of Dry Creek road in the edge of a driveway, a corner in Clayton Seaton's line; thence N. 23 deg. E. 290 feet to an iron stake; thence N. 49 deg. W. 203 feet to an iron stake at a fence, corner of said Seaton in Dennis Bridges' line; thence with said Bridges line S. 3 deg. W. 408 feet to a point in the south edge of Dry Creek Road; thence N. 81 deg. E. 63 feet to the beginning, containing .94 of an acre, according to a survey dated April 10th, 1954, by J. R. Scott, Surveyor.

Tract 2

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described according to a survey by George W. Watkins, Surveyor December, 9,1960, as follows:

Beginning at an iron pin on the northerly edge of a driveway at a point South 75 deg. 30' East 48 feet from an iron pin on the northeasterly margin of Dry Road, being the corner of the property conveyed to Naomi S. Reding and husband, by deed from Clayton Seaton and wife, of record in Book 2444, Page 305, Registers Office for said County; thence 75 deg. 30' East 73.8 feet to an iron pin; thence North 81 deg. 30' East 143 feet to an iron pin; thence North 3 deg. 20' East with line of a fence, 1685 feet, more or less, to a sugar tree; thence North 76 deg. West 300 feet, more or less, to an ash tree on the easterly line of the Dennis Bridges property; thence with said line South 3 deg. 20' West 1355 feet, more or less, to the northwest corner of said Reding property; thence with the line of said Reding property South 49 deg. East 208 feet to a stake and South 21 deg. 45' West 285 feet to the beginning, containing 10.3 acres, more or less.

Being the same property conveyed to Fanny Perez Guerrero, an unmarried woman and Fernando A. Garcia Flores, an unmarried man, as tenants in common with right of survivorship, from Naomi S. Reding, an unmarried woman, by Warranty Deed dated August 26, 2020, recorded September 1, 2020, in Instrument No. 20200901-0099430, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Fernando A. Garcia Flores and Fanny Perez Guerrero, husband and wife, from Fernando A. Garcia Flores and Fanny Perez Guerrero, husband and wife, by Quitclaim Deed dated April 28, 2023, recorded May 1, 2023, in Instrument No. 20230501-0031777, in the

Register's Office of Davidson County, Tennessee, for the purpose of combining map and parcel numbers.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Driveway Easement of record in Book 9882, Page 653, 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: **435 Dry Creek Road, Goodlettsville, Tennessee 37072**.

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 15th DAY OF APRIL, 2026.

FERNANDO A. GARCIA FLORES By: _____ ATTORNEY IN FACT
Fernando A. Garcia Flores by Ronald Earl Stanley, Jr.
Attorney in Fact

FANNY PEREZ GUERRERO By: _____ ATTORNEY IN FACT
Fanny Perez Guerrero by Ronald Earl Stanley, Jr.
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD EARL STANLEY, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of FERNANDO A. GARCIA FLORES AND FANNY PEREZ GUERRERO, and who acknowledged he/she/they executed the same as the free act and deed of the said FERNANDO A. GARCIA FLORES AND FANNY PEREZ GUERRERO.

Witness my hand and official seal, this the 15th of April, 2026.

_____
Notary Public
My Commission Expires: 02-15-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

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

Certificate of Authenticity

I, Natalie A. McKee, 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 April 15, 2026.

Affiant Signature

4/15/2026
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 15th day of April, 2026.

Notary's Signature

My Commission Expires: 12-29-2026

Notary's Seal

ELIZABETH GRACYALNY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-26-435