This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-
closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1406168 DEEDWARR
04/16/2026 12:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,415.25
20260416-0031247

State of Tennessee
County of Maury

The actual consideration or value, whichever is greater for this transfer is: $382,500

Affiant Signature

Subscribed and sworn to before me on this the 15th Day of April 2026

Notary Public
My Commission expires 04 / 25 / 2029

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERT **R:**
Denis Rivera & Cindi Areisi Euceda Bens
2344 Edencrest Dr.
Antioch, TN 37013

SEND TAX BILLS TO:
Denis Rivera & Cindi Areisi Euceda Bens
2344 Edencrest Dr.
Antioch TN 37013

MAP AND PAR **008900**

WARRANTY DEED
26NT00799

Effective the 15 Day of April, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Elliott Lopes and Don Lopes, both unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Denis Rivera & Cindi Areisi Euceda Benson, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

All that certain parcel of land situate in Antioch, County of Davidson, State of Tennessee, being known and designated as Lot No. 95 on the Plan of Section One, Chadfield, of record in Book 7900, page 836, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elliott Lopes and Don Lopes, both unmarried by Warranty Deed from Mallory W. Cox and husband, Philip G. Cox as recorded 09/11/2007 in Book NA at Page NA as Document 20070911-0108854.

Commonly Known As: 5025 Chadfield Way, Antioch, TN 37013-2868

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the _____ day of _____, _____

Elliott Lopes 04/15/2026 08:11 AM CDT

Elliott Lopes

State of TN, Davidson
County of _____)

Personally appeared before me, the unders ority, a Notary Public for said county and State, **Elliott Lopes,** the within named bargainer, with v personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowlec uch person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. 04/15/202

Notary Public

My Commission expires: _____/_____/_____

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Chi Lopes 04/15/2026 08:13 AM CDT

Chi Lopes
State of TN, Davidson
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Chi Lopes,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. 04/15/2026 11:03 AM CDT

Notary Public

My Commission expires: _____/_____/_____

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Chi Lopes joins in this deed for purposes of conveying marital interest

Don Lopes 04/15/2026 09:09 AM CDT

Don Lopes

State of TN, Davidson
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Don Lopes,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. 04/15/2026 11:03 AM CDT

Notary Public

My Commission expires: _____/_____/_____

Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNiX®

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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
Date: April 16, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16 day of April 2026

Notary Public

My Commission Expires: 7.30.29

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY