Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1409218 DEEDWARR
04/21/2026 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260421-0032940

39-B
File #26-1048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amado Benitez, married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Briana I. Chavez & Eva Angelina Romero, as tenants in common with rights of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Section C, Village of Old Hickory of record in Plat Book 1424, Page 66, 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 Chrystal McCord, a single woman by Warranty Deed from Chris King, a single man of record in Instrument No. 20160108-0002108 Register's Office for Davidson County, Tennessee, dated December 22, 2015 and recorded on January 08, 2016.

Being the same property conveyed to Brotherly Housing Solutions, LLC, a Tennessee Limited Liability Company by Warranty Deed from Chrystal McCord, married of record in Instrument No. 20250225-0013773 Register's Office for Davidson County, Tennessee, dated February 20, 2025 and recorded on February 25, 2025.

Being the same property conveyed to Amado Benitez, Married by Quit Claim Deed from Brotherly Housing Solutions LLC a Tennessee Limited Liability Company of record in Instrument No. 20260107-0001263 Register's Office for Davidson County, Tennessee, dated January 06, 2026 and recorded on January 07, 2026.

The Grantor is married; however, the subject property has not been the residence of the Grantor nor the Grantors spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1106 Dodson Street, Old Hickory, TN 37138.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Briana I Chavez
Eva Angelina Romero
1106 Dodson Street
Old Hickory, TN 37138

RESPONSIBLE FOR TAX PAYMENT

TAX MAP-PARCEL #:
044-15-0-301.00

WITNESS THE EXECUTION HEREOF this 17th day of April, 2026.

Amado Benitez

State of Tennessee)
County of Davidson)

On this 17th day of April, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Amado Benitez, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 315,000.00.**

Affiant

Sworn and subscribed before me on this the 17th day of April, 2026.

Notary Public

My Commission Expires: 12-26-29

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

Tennessee Certification of Electronic Document

I, Justin Foster 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 4-17-26 (date of document).

Affiant Signature

4-17-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 of April, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027