THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39166-03-2026**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me this 22 day of April, 2026. Notary Public My Commission Expires: 4/22/2029

Karen Johnson Davidson County
Batch# 1411037 DEEDWARR
04/24/2026 09:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20260424-0034858

Crystal Johnson
State of Tennessee Notary Public
Sumner County

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Socorro Angulo Munoz Pedro Lopez Ramirez 4769 Cascade Drive Old Hickory, TN 37138	CrossCountry Mtg LLC 2100 Superior Ave Cleveland, OH 44114	Map and Parcel No.: 06412002800

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, **Jennifer M. Smolenski, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Socorro Angulo Munoz and Pedro Lopez Ramirez, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4769 Cascade Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 19 day of April, 2026.

Jennifer M. Smolenski

STATE OF WASHINGTON

COUNTY OF Spokane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer M. Smolenski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of April, 2026.

Notary Public

My Commission Expires: 03/08/2029

<<NOTARY SEAL>>>>

WENDY HALL
Notary Public
State of Washington
Commission # 21010836
My Comm. Expires Mar 8, 2029

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 319 on the Plan of SHERWOOD FOREST, SECTION FOUR, of record in Plat Book 4460, Pages 182 and 183, and amended in Book 4978, Page 642, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer M. Smolenski, by Warranty Deed from Susan B. Cooper and husband, Robert J. Cooper, of record in Instrument No. 20161122-0122967, in the Register's Office of Davidson County, Tennessee, dated November 18, 2016, and recorded on November 22, 2016.

This conveyance is made subject to:

1. 2026 City/County Taxes, a lien but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Annotated Section 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOUR SHERWOOD FOREST, as recorded in Plat Book 4460, Pages 182 and 183; amended in Book 4978, Page 642.
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4704, Page 448.

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 4/19/2026 (date of document).

Affiant Signature

4/23/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 23 day of April, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County