RECORDING INFO	STATE OF TENNESSEE) COUNTY OF ROBERTSON)
Karen Johnson Davidson County Batch# 1411774 DEEDWARR 04/27/2026 12:54:30 PM 3 pgs Fees: $18.00 Taxes: $1,313.50 20260427-0036359	The actual consideration for this transfer or value of property transferred (whichever is greater) is $355,000.00. Affiant Sworn to and subscribed before me this 23rd day of April, 2026. Notary Public My Commission Expires: 3-27-2027
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Marcos Guerra Lopez 205 Delvin Drive Antioch, TN 37013	New Owner(s)	162-06-0-244.00

THIS GENERAL WARRANTY DEED is made and effective as of the 23 day of April, 2026 (the "***Effective Date***"), by and between:

ELIZABETH SUE GRAHAM, an unmarried woman ("***Grantor***"); and

MARCOS GUERRA LOPEZ, unmarried ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Being Lot No. 15 on the Plan of Valley Green Subdivision, of record in Book 4460, pages 96 and 97, Register's Office of Davidson County, Tennessee.

Said Lot No. 15 fronts 77 feet on the southerly margin of Delvin Drive and runs back 130 feet on the east sideline and 130 feet on the west sideline, and measures 77 feet along the rear lot line.

Being the same property conveyed to Winston C. Graham and wife, Elizabeth Sue Graham by Warranty Deed from Timothy L. Jarnagin and wife, Wanda C. Jarnagin of record in Book 5094, Page 387, Register's Office for Davidson County, Tennessee, dated December 01, 1976 and recorded on December 07, 1976. The said Winston C. Graham died 11/15/2024, leaving the said Elizabeth Sue Graham as the sole surviving tenant.

This is improved property commonly known as 205 Delvin Drive, Antioch, TN 37013.

This conveyance is being made subject to (i) taxes for the year 2026, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Rights or claims of parties in possession not shown by the public records.

2. Easements or claims of easements not shown by the Public Records.

3. Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 46 and 47, Register's Office for Davidson County, Tennessee.

4. Restrictions of record in Book 4622, Page 277, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Elizabeth Sue Graham

Elizabeth Sue Graham

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, ELIZABETH SUE GRAHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2026.

Notary Public

My Commission Expires: 02/29/2028

LISA G. HODGES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

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 4-23-26 (date of document).

Affiant Signature

4-23-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 of April, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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