Karen Johnson Davidson County
Batch# 1413062 DEEDWARR
04/29/2026 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,261.70
20260429-0037747

WARRANTY DEED

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,000.00

Tricia Hutt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF April, 2026.

Daniel Thompson
Notary Public

MY COMMISSION EXPIRES: 12/20/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sigfredo A Calles Ramos, a single person, and Amanda D Perez Perez, a single person	New Owner	
(NAME)	(NAME)	150-01-0-19600
460 Owendale Drive		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Oseas Reyes, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sigfredo A Calles Ramos, a single person, and Amanda D Perez Perez, a single person,** as tenants in common, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 214 on the Plan of Cherry Hills, Section 2, as of record in Plat Book 3700, Page 143, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Oseas Reyes by Deed dated April 4, 2012 from Federal National Mortgage Association, recorded May 22, 2012, in Instrument Number 20120522-0044254, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Official Records of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 460 Owendale Drive, Antioch, TN 37013

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; and we do covenant with the 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, 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 GRANTEES, 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 hand this 28th day of April, 2026.

Oseas A Reyes

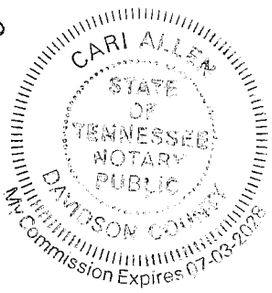
Oseas Reyes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2026, before me personally appeared Oseas Reyes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of April, 2026.

Notary Signature
My commission expires: 7-3-28



Tennessee Certification of Electronic Document

I, Karla I Kard, 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 04/28/2026 (date of document).

Affiant Signature

04/28/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

JOHN DANIEL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027