RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-38728-26

Karen Johnson Davidson County
Batch# 1413135 DEEDWARR
04/29/2026 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20260429-0037869

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of April, 2026

NOTARY PUBLIC

My commission expires:

JENNIFER L. TENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pedro Angel Veloz Montalvo and Mirla Yojana Miguel 3149 Towne Village Rd Antioch, TN 37013-1296	Same address as new owner	059-11-0-200.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TEN THOUSAND AND 00/100 Dollars ($210,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CAPRICE TRUETT, UNMARRIED, AND KATRINA TRUETT, UNMARRIED, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PEDRO ANGEL VELOZ MONTALVO AND WIFE, MIRLA YOJANA MIGUEL**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 524 on the Plan of Section 4, Haynes Manor, of record in Book 4175, Page 90, Register's Office for said County.

Said Lot 524 fronts 71.9 feet on the southerly side of Rowan Court and extends back 124.6 feet on the easterly line and 149.0 feet on the westerly line to a dead line in the rear measuring 116.5 feet thereon.

Being the same property conveyed to Azzell Truett, widowed, Caprice Truett, unmarried, and Katrina Truett, unmarried, all as tenants in common with the right of survivorship, from Azzell Truett, widowed, by Quitclaim Deed dated April 23, 2018, and recorded April 27, 2018, in Instrument Number 20180427-0039941, said Register's Office. Azzell Truett died September 30, 2024.

Being the same property conveyed to Azzell Truett from Annetta Collier by Quitclaim Deed dated September 20, 1985, and recorded September 24, 1985, in Book 6663, Page 131, said Register's Office.

Being the same property conveyed to Annetta Collier from Bennie Malone and Mary Lee Whitfield by Warranty Deed dated June 28, 1976, and recorded August 18, 1976, in Book 5058, Page 625, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 607 Rowan Court, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 27th day of April, 2026

GRANTOR(S)

Caprice Truett

Katrina Truett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Caprice Truett and Katrina Truett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of April, 2026.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 4-25-2029

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 27, 26 (date of document).

Jennifer Pennell

April 29, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 29, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal