RECORDING INFO	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $284,000.00. Affiant Sworn to and subscribed before me this 30 day of April, 2026. Notary Public My Commission Expires: 12-24-29
Karen Johnson Davidson County Batch# 1413878 DEEDWARR 04/30/2026 03:06:30 PM 4 pgs Fees: $23.00 Taxes: $1,050.80 20260430-0038578	
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

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

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Juan Padron 3007 Hydes Ferry Rd Nashville, TN 37218	New Owner(s)	080 08 0 002.00

THIS GENERAL WARRANTY DEED is made and effective as of the 30th day of April, 2026 (the "***Effective Date***"), by and between:

TRACIE GULAS, AN UNMARRIED WOMAN ("***Grantor***"); and

JUAN PADRON AND JUANA PEREZ MALDONADO, HUSBAND AND WIFE ("***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***"):

Land in Davidson County, Tennessee being Lot. No. 12 on the plan of HYDE PARK SUBDIVISION, SECTION ONE as of record in Plat Book 2900, Page 147 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 12 being situated on the 19lh Civil District of Davidson County and fronts 100 feet on the Westerly side of Old Hydes Ferry Pike and runs back between parallel lines, bisecting said pike at right angles, a distance of 400 feet on each side to a dead line measuring 100 feet across the back.

Being the same property conveyed to Tracie Gulas, an unmarried woman, by Quitclaim Deed from Doris J. Newman, of record in Instrument No. 20161219-0132906, in the Register's Office of Davidson County, Tennessee, dated December 19, 2016, and recorded on December 19, 2016.

Being the same property conveyed to Roy C. Newman and wife, Doris J. Newman, by Warranty Deed from Charles L. Brown and wife, Mary Katherine Brown, of record in Book 3972, Page 414, in the Register's Office of Davidson County, Tennessee, dated December 24, 1965, and recorded on December 27, 1965. The said Roy C. Newman died on April 22, 1995, leaving Doris J. Newman as surviving tenant by the entirety.

This is improved property commonly known as 3007 Hydes Ferry Rd, Nashville, TN 37218.

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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HYDE PARK SUBDIVISION, SECTION ONE, as recorded in Plat Book 2900, Page(s) 147.

2. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants on Hyde Park, Section One recorded in Book 3186, Page 355.

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:

Tracie Gulas

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, TRACIE GULAS, 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 30 day of April, 2024.

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2027

Notary Public

My Commission Expires: _____

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 4-30-26 (date of document).

Affiant Signature

4-30-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 of April, 26.

(SEAL)



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