Karen Johnson Davidson County
Batch# 1415736 DEEDWARR
05/05/2026 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20260505-0040350

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2026.

Notary Public
MY COMMISSION EXPIRES: 10/24/2028
File No. G26-25394

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jose A. Gascon Ruiz and Merlin K. Montelier Vigoa (NAME)	New Owner (NAME)	149-4-135
2624 Willowbranch Dr. (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Cristo Andres Hernandez Rodriguez and Maria L. Zepeda Flores, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose A. Gascon Ruiz, and Merlin K. Montelier Vigoa, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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 No. 518 on the Plan of Edge-O-Lake Estates Section VII of record in Plat Book 3700, Page 79, in the Register's Office for Davidson County.

Said Lot No. 518 fronts 74.66 feet on the northeasterly margin of Willowbranch Drive and extends back 144.54 feet on the northwesterly line and 150.89 feet on the southeasterly line to a dead line, which is a broken line, in the rear, measuring 100.18 feet thereon.

Being the same property conveyed to Cristo Andres Hernandez and Maria L. Zepeda Flores, husband and wife by Deed dated August 26, 2019 from Gabriel Cocuyo Martinez, unmarried, recorded August 27, 2019, in Instrument Number 20190827-0086387, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2624 Willowbranch Dr., Nashville, TN 37217.

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. Whenever 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/our hand(s) this ~~4th~~ 1st day of May, 2026.

X Maria L. Zepeda Flores
Maria L. Zepeda Flores

Cristo Andres Hernandez Rodriguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~4th~~ 1st day of May, 2026, before me personally appeared Maria L. Zepeda Flores and Cristo Andres Hernandez Rodriguez, 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 ~~4th~~ 1st day of May, 2026.

Notary Signature
My commission expires: 12/22/29

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 5/1/2026 (date of document).

Affiant Signature

5/5/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5 day of May 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY