Karen Johnson Davidson County
Batch# 1419368 DEEDWARR
05/12/2026 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,380.10
20260512-0042690

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $373,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF MAY, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-2-28

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY KATHRYN SMITH

THIS INSTRUMENT PREPARED BY /RETURN TO:
Barr & Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3626LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Paola Montalvan Pacheco	New Owner	
428 Glenpark Drive		120 09 0 064.00
Nashville, TN 37217		

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 HEREBY ACKNOWLEDGED, WE,

ZILAN KESTAY AND KADER M. OMAR, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PAOLA T MONTALVAN PACHECO AND OSCAR FLORES PACHECO, WIFE AND HUSBAND

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 5B4, Section 5B, Glengarry Park, as shown on plat of record in Plat Book 3500, Page 8, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Zilan Kestay and Kader M. Omar, wife and husband, by Quitclaim Deed from Zilan Kestay, a married woman, dated February 13, 2015, and recorded February 18, 2015, of record in Instrument No. 20150218-0013806, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Zilan Kestay, a married woman, by Warranty Deed from Mafuz Kestay (f/k/a Ramazan Ramazan Abdullah) and wife, Belkisa Selam Selman, dated February 13, 2015, and recorded February 18, 2015, of record in Instrument No. 20150218-0013804, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 428 Glenpark Drive, Nashville, Tennessee, 37217
TAX PARCEL ID/APN: 120 09 0 064.00

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 3500, Page 8, of the Public Records of Davidson County, Tennessee.
5. Restrictive covenants, conditions, and easement(s) contained in instrument recorded in Book 2796, Page 604; Book 2796, Page 616, and Book 3501, Page 635, all of the Public Records of Davidson County, Tennessee.
2. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as 428 Glenpark Drive, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 6th day of May, 2026.

Zilan Kestay
Zilan Kestay

Kader M. Omar
Kader M. Omar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ZILAN KESTAY AND KADER M. OMAR, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of May, 2026.

Notary Public

My Commission Expires:

JIM VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

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 5/6/2026 (date of document).

Affiant Signature

5/12/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12 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

202605120042690