Karen Johnson Davidson County
Batch# 1419959 DEEDWARR
05/13/2026 02:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20260513-0043185

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $350,000.00. Affiant Subscribed and sworn to before me, this the11th day of May, 2026. Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET, NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Breana Marie Baker	LENDING HAND MORTGAGE ~~New Owner(s)~~ c/o	052-03-0-068.00
310 Larkin Springs Road	510 LENTZ DRIVE	
Nashville, TN 37115	MADISON, TN 37115	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSE VICENTE ORTIZ AND ESTHELA REYES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BREANA MARIE BAKER, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc. of record at Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S No. 2389, dated 11-22-06, and being Lot 2, Mount Vernon Missionary Baptist Church, of record in Plat Book 9700, Page 306, and being more particularly described as follows.

Beginning at an iron pin old in the westerly right-of-way line of Larkin Springs Road, said pin being the northeasterly corner of the herein described tract. Thence, with said right-of-way line, South 7 degrees 44 minutes 28 seconds West, 96.99' to an iron pin new, being the northeasterly corner of Lot 3 of said subdivision. Thence, with the northerly line of said Lot 3, North 85 degrees 11 seconds 33 minutes West 330.02' to an iron pin new, in the easterly line of the Mount Vernon Missionary Baptist Church property, of record in Deed Book 10335, Page 72; Thence, with said line, North 5 degrees 03 minutes 23 seconds East, 98.32' to an iron pin old at the southwest corner of the Adrian A. Dawson property of record at Instrument No. 20050822-0099730 and being the northwest corner of the herein described tract. Thence, South 84 degrees 56 minutes 37 seconds East, 334.56' to The Point of Beginning and containing 32432 square feet, or 0.745 acres, more or less

Being the same property conveyed to Jose Vicente Ortiz and Esthela Reyes, husband and wife, by Warranty Deed from Larry Kenneth Johnson, dated March 9, 2015 and recorded March 17, 2015 in Instrument No. 20150317-0022787, and Scrivener's Affidavit (correcting Legal description) in Instrument No. 20150511-0042594, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 310 Larkin Springs Road, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE11th day of May, 2026.

Jose V Ortiz

Jose Vicente Ortiz

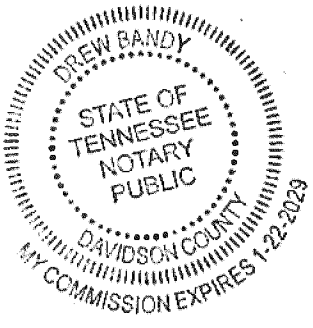
Esthela Reyes

Esthela Reyes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jose Vicente Ortiz and Esthela Reyes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of May, 2026.



Notary Public
My Commission Expires: 1·22·29

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 11. 2026

Affiant Signature

13th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028