**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-
closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1420044 DEEDWARR
05/14/2026 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20260514-0043306

State of Tennessee
County of Montgomery

The actual consideration or value, whichever is greater for this transfer is: $359,900.00

Affiant Signature

Subscribed and sworn to before me on this the 12 Day of May, 2026.

Notary Public
My Commission expires 11 / 15 / 28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**NAME AND ADDRESS OF PROPERTY OWNER:**
**YEFERSON LEON CONTRERAS**
**552 Piccadilly Row**
**Antioch, TN 37013-5706**

**SEND TAX BILLS TO:**
**First National Bank of America**
**PO Box 30112**
**East Lansing, MI 48909**

**MAP AND PARCEL NUMBER: 149020A08200CO**

**WARRANTY DEED**
**26NT00775**

Effective the 12 Day of May, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**ISAL GARCIA ARMIJO AND DENIA ABIMLIEX VELASQUEZ RIVAS, HUSBAND AND WIFE, WITH RIGHTS OF SURVIVORSHIP.**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Yeferson Ernesto Leon Contreras and Yadira Martinez, husband and wife**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Piccadilly Square, Phase I of record in Plat Book 5200, Page(s) 720 through 722, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Isal Garcia Armijo and Denia Abimliex Velasquez Rivas, husband and wife, with rights of survivorship from Dal L. Sum, a single man, by Warranty Deed dated 11/18/2022 and recorded 11/22/2022 in Instrument No. 20221122-0123672, Register's Office of said County.

This is an improved property commonly known as: 552 Piccadilly Row, Antioch, TN 37013-5706

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 hands this the 12 day of May, 2026

Isai Garcia Armijo
**ISAI GARCIA ARMIJO**

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of TN )
County of Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **ISAI GARCIA ARMIJO**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 9/21/26

Denia Abimilex Velasquez Rivas
**DENIA ABIMLIEX VELASQUEZ RIVAS**

State of TN )
County of Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **DENIA ABIMLIEX VELASQUEZ RIVAS**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 9/21/26

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# Certificate of Authenticity

I, Joshua A. Terry, 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 5/12/26.

Affiant Signature – Joshua A. Terry

5/13/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/13/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27