THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353686**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $740,000.00. Affiant Subscribed and sworn to before me, this 13th day of May, 2026. Notary Public My Commission Expires: 12-26-29

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

Karen Johnson Davidson County
Batch# 1420881 DEEDWARR
05/14/2026 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20260514-0043613

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Ortiz and Rachel Ortiz 5720 Templegate Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 156 09 0 019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa K. Helton and Ryan Scott Mattingly, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Ortiz and Rachel Ortiz, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of SECTION TWO, REVISED, TEMPLEGATE, of record in Plat Book 6900, Page 102, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa K. Helton and Ryan Scott Mattingly, husband and wife, by Quitclaim Deed from Lisa K. Helton, of record in Instrument No. 20240626-0047880, in the Register's Office of Davidson County, Tennessee, dated June 25, 2024 and recorded on June 26, 2024.

Being the same property conveyed to Lisa K. Helton, by Quitclaim Deed from Dimitre Ouzounov and Lisa K. Helton, of record in Instrument No. 20090407-0031678, in the Register's Office of Davidson County, Tennessee, dated March 26, 2009 and recorded on April 07, 2009.

Being the same property conveyed to Dimitre Ouzounov and Lisa K. Helton, by Warranty Deed from William Christopher Jenkins and wife, Emily F. Jenkins, of record in Instrument No. 20060710-0082281, in the Register's Office of Davidson County, Tennessee, dated June 30, 2006 and recorded on July 10, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, REVISED, TEMPLEGATE, as recorded in Plat Book 6900, Page(s) 102 and Revising the Plat Book 6250, Page 870.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6766, Page 754.

This is improved property located at 5720 Templegate Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of May, 2026.

Lisa K. Helton

Ryan Scott Mattingly

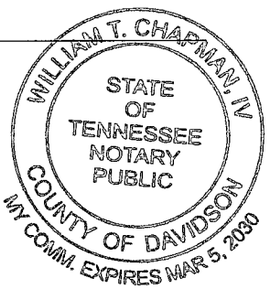
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lisa K. Helton and Ryan Scott Mattingly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of May, 2026.

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 5-13-26 (date of document).

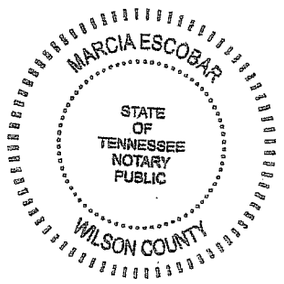
Affiant Signature

5-13-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 of May, 26.

(SEAL)



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