Karen Johnson Davidson County
Batch# 1421682 DEEDWARR
05/18/2026 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20260518-0044233

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-26-1627

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of May, 2026

Notary Public

Commission Expires: 6-17-29

MELODY CARR
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/17/2029
COUNTY OF DEKALB

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kevin Omar Lopez-Diaz 912 Flintlock Pl Nashville, TN 37217	NEW OWNER	135-16-0A-013.00-CO

WARRANTY DEED

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, I/WE,

Kelley Carpenter, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Omar Lopez-Diaz, unmarried man

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. 29 on the Plan of Subdivision of Tracks 8, 9, and 10 of Nashboro Village of record in Plat Book 5200, Pages 186-189, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kelley Carpenter, an unmarried woman by Warranty Deed from Samuel L. Harrison and wife, Katherine Harrison, of record in Instrument No. 20080226-0018825 Register's Office for Davidson County, Tennessee, dated February 25, 2008 and recorded on February 26, 2008. The said Keley Carpenter now a married woman.

Kevin May, spouse of Kelley Carpenter, joins in the execution of this instrument, with the consent of the granting spouse, for the purpose of conveying his marital interest, if any, in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 912 Flintlock Pl, 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 so 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. 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.

Dated this the 5 day of May, 2026.

Kelley Carpenter

Kevin May

STATE OF TENNESSEE

COUNTY OF WILSON

On this 5 day of May, 2026, before me personally appeared Kelley Carpenter and Kevin May, 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 5 day of May, 2026.

Notary Signature
My commission expires: 6/3/2029

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **05/15/2026** (date of document).

Jami K Averwater

Affiant Signature

05/15/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **15th** day of **May**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

