This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1425069 DEEDWARR
05/26/2026 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260526-0047600

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jacinta Jimenez Salas 415 Highland Heights Dr. Goodlettsville, TN 37072	New Owners	025-11-0-027.00

THIS INDENTURE, made this 21st day of May, 2026 between

The Estate of Larry Eugene Bess

of Davidson County, Tennessee, hereinafter referred to as **Grantor,** and

Jacinta Jimenez Salas, an unmarried woman

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 26 on the Plan of Highland Heights Acres, of record in Plat Book 3700, Page 97 and amended in Book 4633, Page 444, Register's Office for Davidson County (erroneously referred to as Cheatham County in said Deed Book 8095, Page 802), Tennessee.

Said Lot No. 26 fronts 117.0 feet on the Easterly side of Highland Heights Drive and runs back 375.66 feet on the Southerly line and 386.49 feet on the Northerly line to the rear on which it measures 117.47 feet thereon.

Being the same property conveyed to Larry Eugene Bess and wife, Patty S. Bess by Quitclaim Deed dated 4/25/1990 from Jimmy P. Lockert, Trustee of record in Book 8095, Page 802, Register's Office for Davidson County, Tennessee. Patty S. Bess now being deceased, having died 12/28/2021 leaving Larry Eugene Bess as the surviving tenant by the entirety; and Larry Eugene Bess now being deceased, having died 3/20/2026. Larry Eugene Bess having died testate, Probate Case No. 26-P-869, Seventh Circuit Probate Court for Davidson County, Tennessee. Roy Burton Binkley being named as Executor of the Estate.

This is (X) improved ( ) unimproved property known as: 415 Highland Heights Dr., Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2026 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her/their hand and seal the day and year first above written.

The Estate of Larry Eugene Bess

By: EXECUTOR
Roy Burton Binkley, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Roy Burton Binkley, 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, and who further acknowledged that such person is the Executor of the Estate of Larry Eugene Bess, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 21st day of May, 2026.

Karen B. Heavener
Notary Public
My Commission Exp:

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $415,000.00.

Affiant

Sworn to and subscribed before me, this 21st day of May, 2026.

Notary Public
My Commission Exp: 03/06/2029

JORDYN NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A. Mason, 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 21, 2026.

Affiant Signature

5/21/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of May, 2026.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026