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# 1425458 DEEDWARR
05/27/2026 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260527-0048011

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $385,000.00

Affiant Signature

Subscribed and sworn to before me on this the 22nd Day of May, 2026.

Notary Public
My Commission expires 03 / 28 / 28

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

NAME AND ADDRESS OF PROPERTY OWNER:
Xiomara Suarez and Olga G. Diaz Suarez
120 Cedarcroft Ct,
Antioch TN 37013

SEND TAX BILLS TO:
FirstBank
2738 N Mt. Juliet Road, Unit 4
Mt. Juliet, TN, 37122

MAP AND PARCEL NUMBER: 15010001100

WARRANTY DEED
26NT00954

Effective the 22 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,

Rimoun Ayad, married

property was never a primary resident for the grantor dower right do not apply

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

Xiomara Suarez Ochoa, an unmarried woman, and Olga Diaz Suarez, and unmarried woman, as tenants in common with rights of survivorship

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. 118 on the Plan of Cherry Hills Section 10-A of record in Plat Book 4860, page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Rimoun Ayad, married from Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company, by Warranty Deed dated 11/25/2025 and recorded 12/05/2025 in Instrument No. 20251205-0096655, Register's Office of said County.

BEING the same property conveyed to Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company by Warranty Deed from Mario A. Portillo, a single man dated November 25, 2025, and filed of record in Instrument No. 20251126-0094625, Register's Office for Davidson County, Tennessee, on November 26, 2025.

Being the same property conveyed to Mario A. Portillo and wife, Zoila A. Lucas by Warranty Deed from James B. Evans, Jr. and wife, Danita C. Evans of record in Book 10206, Page 912, Register's Office for Davidson County, Tennessee, dated September 27, 1996 and recorded on September 30, 1996. The said Zoila A. Lucas having since died on August 15, 2016 leaving Mario A. Portillo as surviving tenant by the entirety.

This is an improved property commonly known as: 120 Cedarcroft Court, Antioch, TN 37013

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 22 day of MAY, 26

Rimoun Ayad

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rimoun Ayad**, 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: ____/____/ 22, 30

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 05/22/2026 (date of document).

Affiant Signature

05/22/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 22nd day of May, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29