Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, Tennessee

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260454067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $235,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of May, 2026.

Notary Public
My Commission Expires

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 02, 2029

Karen Johnson
Batch # 1429227
06/08/2026 09:05:30 AM
Fees: $13.00 Taxes: $869.50

Davidson County
DEEDWARR
2 pgs

20260608-0051175

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cristian Valdez and Valeria Salazar Perez 2906 Sheana Way Antioch TN 37013	New Owner	Tax Parcel ID No. 150-03-0-274.00

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, **Thomas E. Estrin and Maureen R. Estrin, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Cristian Valdez and Valeria Salazar Perez, 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(s) 104-A, as shown on the map entitled Zone Lot Division Lot 105, Chelsea of Priest Lake, Sec. Two-A & Lot 104, Chelsea of Priest Lake, Sec. Two-B, of record in Plat Book 6250, page 977, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THOMAS E. ESTRIN AND WIFE, MAUREEN R. ESTRIN, by deed from MATTHEW P. STEWART, of record in Instrument No. 20161213-0130384, dated December 8, 2016, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 150-03-0-274.00.

Matters shown on the Plan of record in Plat Book 6250, page 977, said Register's Office.

This is improved property located at 2906 Sheana Way Antioch TN 37013

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 28th day of May, 2026.

Thomas E. Estrin

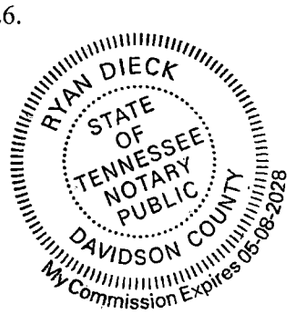
Maureen R. Estrin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas E. Estrin and Maureen R. Estrin, 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 28th day of May, 2026.

Notary Public



My Commission Expires: _____