Karen Johnson Davidson County
Batch# 1429236 DEEDWARR
06/08/2026 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $991.60
20260608-0051187

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater for this transfer is: $268,000.00

Affiant Signature

Subscribed and sworn to before me on this the 1st Day of June 2026

Notary Public

My Commission expires 1/22/30

STATE OF TENNESSEE NOTARY PUBLIC CHARLES D LIGHTSEY DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Gabino Castillo Perez and Maria Lopez Morales
4964 Shihmen Drive
Antioch, TN 37013
SEND TAX BILLS TO:
First National Bank of America
PO Box 980
East Lansing, MI 48826
MAP AND PARCEL NUMBER: Tax ID #: 16207008900

WARRANTY DEED

26NT00910

Effective the 1st Day of June, 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,

G. Travis Pennington

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

Gabino Castillo Perez and Maria Lopez Morales, husband and wife

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 the 2nd Civil District of Davidson County, Tennessee, being Lot No. 15 of Fox Hollow Farms, located on the West side of State Route 96 and being more particularly described as follows:

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

Being Lot No. 100 on the Plan of Antioch Pike, Section 3, as of record in Book 4460, page 25, Register's Office for said County.

Said Lot No. 100 fronts 90.00 feet on the southeasterly side of Shihmen Drive, and extends back 196.0 feet on the northeasterly line and 189.8 feet on the southwesterly line, to a line in the rear on which it measures 54.81 feet.

Being Lot No. 100 on the Plan of Antioch Pike, Section 3, as of record in Book 4460, page 25, Register's Office for said County.

Said Lot No. 100 fronts 90.00 feet on the southeasterly side of Shihmen Drive, and extends back 196.0 feet on the northeasterly line and 189.8 feet on the southwesterly line, to a line in the rear on which it measures 54.81 feet.

Being the same property conveyed to G. Travis Pennington by Warranty Deed from Samuel Dale O'Neal and wife, Dorothy L. O'Neal as recorded 10/09/1984 in Book 6399 at Page 126 as Document I55141.

Commonly Known As: 4964 Shihmen Dr, Antioch, TN 37013-3634

Tax ID: 16207008900
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 1 day of June, 2026

G Travis Pennington by Janice P. Staggs

G Travis Pennington by Janice Staggs, Attorney-In-Fact

State of TN)
County of DAVIDSON

On this 1 day of June, 26, before me personally appeared Janice Staggs to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of G Travis Pennington and who acknowledged that she/he executed the same as the free act and deed of G Travis Pennington.

Notary Public

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 1/22/30

Tennessee Certification of Electronic Document

I, Emma Howard, 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 6/1/2026 (date of document).

Emma Howard
Affiant Signature

6/1/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1 day of June, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL