Karen Johnson Davidson County
Batch# 1429817 DEEDWARR
06/09/2026 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20260609-0052013

Prepared By & Return To:
Tennessee Title Services LLC-Murfreesbor
720A South Church Street
Murfreesboro, TN 37130
M-26-2077

GRACE TANT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Nathan Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of June, 2026

Grace Tant
Notary Public

Commission Expires: November 17, 2029

Address of New Owner	Send Tax Bills To:	Map & Parcel
Danilo Parra 1832 Wild Oaks Court Nashville, TN 37013	New Owner	163070A03600

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,

Kathleen Riley, an unmarried woman

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

Danilo Parra, unmarried

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. 36 on the Plan of Final Plat, Resubdivision of Lots 12-16, 32-36 and 140-144 on the Final Plat, Ridgeview UDO Phase One of record in Plat at Instrument No. 20160108-0002176, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed by Warranty Deed from Matthew Daniel Pietrobono, an unmarried man to Kathleen Riley, an unmarried woman, recorded April 22, 2024, as Instrument No. 20240422-0028537 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $325,000.00.

Commonly Known As: 1832 Wild Oaks Court, Nashville 37013

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: 1832 Wild Oaks Court, Nashville, 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; 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 8th day of June, 2026.

Kathleen Riley

STATE OF TENNESSEE
COUNTY OF Williamson

On this 8th day of June, 2026, before me personally appeared Kathleen Riley, 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 8th day of June, 2026.

Notary Signature
My commission expires:

ELIZABETH SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 02-18-2029

True Copy Certification

I, Nathan Smith, 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 the 8 day of June, 2026.

Nathan Smith

Affiant Signature

6.8.26

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 8 day of June, 2026.

Notary's Signature

My Commission Expires: November 17, 2029

Notary' Seal (if on paper)

GRACE TANT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY