WARRANTY DEED

Karen Johnson Davidson County
Batch# 1432520 DEEDWARR
06/10/2026 03:17:30 PM 5 pgs
Fees: $28.00 Taxes: $1,350.50
20260610-0052782

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

B. Cortez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2026.

Carolyn Curdo
Notary Public

MY COMMISSION EXPIRES: 11/14/2028
(AFFIX SEAL)

CAROLYN CURDO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0653

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Geysi Fuentes Giron	Geysi Fuentes Giron	162-05-0-158.00
(NAME)	(NAME)	
320 Ash Grove Drive	320 Ash Grove Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Sixty-Five Thousand And No/100 Dollars ($365,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RONALD BOYD RICE, INDIVIDUALLY AND AS THE ADMINISTRATOR OF THE ESTATE OF BETTY RICE, SUSAN DIANNE EMILY, PATRICIA ELAINE PATE AND DONNA GAIL BARR, AS THE SOLE HEIRS AT LAW OF BETTY RICE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEYSI FUENTES GIRON, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, 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. 53 on the Plan of Hickory Valley Subdivision, Section 2-A of record in Plat Book 4300, Page 111, 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 to Boyd H. Rice and wife Betty S. Rice by Warranty Deed from Randall Phillips Builders, Inc of record in Book 4666, Page 83, Register's Office for Davidson County, Tennessee, dated December 18, 1972 and recorded on December 20, 1972.

The said Boyd H. Rice died on or about February 16, 1987, and title vested in Betty S. Rice, by virtue of tenancy by the entirety.

The said Betty S. Rice died intestate, on March 15, 2026, and title vested in Ronald Boyd Rice, Susan Dianne Emily, Patricia Elaine Rice Nevils Pate, and Donna Gail Barr, as her heirs at law. See Docket No. 26P619, Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.
Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

unimproved ☐
This is improved ☑ property, known as 320 Ash Grove Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 successors 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.

Witness our hands this 9 day of June, 2026.

The Estate of Betty Rice

BY: _____
Ronald Boyd Rice
Administrator

_____
Ronald Boyd Rice

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Ronald Boyd Rice with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Administrator of the Estate of Betty Rice the within named bargainor, a probate estate, and that [*s*]he as such Administrator, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by him/her self as Administrator.

Witness my hand, at office, on this 9 day of June, 2026.

_____
Notary Public

My Commission Expires: 11/14/2028

WILLIAMSON COUNTY
CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald Boyd Ricethe within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of June 2026.

_____
Notary Public
My Commission Expires: 11/14/2028

WILLIAMSON COUNTY
CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC

Susan Diane Emily

Susan ~~Dianne~~ Emily
Diane

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan ~~Dianne~~ Diane Emily, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June 2026.

Notary Public
My Commission Expires:

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Patricia Elaine Pate

Patricia Elaine Pate

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia Elaine Pate, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of June 2026.

~~Notary Public~~
My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Donna Gail Barr

Shae Gamble
ID NUMBER
13333024-2
COMMISSION EXPIRES
September 14, 2029

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donnal Gail Barr, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June 2026.

Shae Gamble
Notary Public
My Commission Expires: 09/14/2029

Electronically signed and notarized online using the Proof platform.

True Copy Certification

I, Yvette Meldrum, 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 June 9, 2026.

Affiant Signature

June 9, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9th of June 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY