Name and Address of New Owner:
Antonio Rios Martinez and Venus Salado Pineda
213 Chesterton Court
Madison, TN 37115-5526

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1432629 DEEDWARR
06/11/2026 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20260611-0052918

Map & Parcel No: 02504002000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Richard H. Baldwin, Sr. and wife, Jean E. Baldwin**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Antonio Rios Martinez and Venus Salado Pineda, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being part of Tract No. 20 on an unrecorded survey by Ragan, Smith & Associates, Inc., dated August 13, 1979, and described as follows:

Beginning at an iron pin in the northerly margin of Cedar Street, thence, North 5 deg. 09' 23" East 36,85 feet to an iron pin; thence, North 87 deg. 48 1 15" East 173.65 feet to an iron pin; thence, South 6 deg. 08' 39" East 121.43 feet to an iron pin in the northerly margin of Cedar Street; thence, with the margin of said street around a curve having a radius of 675.03 feet a distance of 79,06 feet to an iron pin; thence, continuing with the margin of said street North 67 deg. 21' 32" West 125.26 feet to the point of beginning.

Being the same property conveyed to Richard H. Baldwin, Sr. and wife, Jean E. Baldwin by Warranty Deed from Carl DePage and Johnson Construction Company, as tenants in common, dated December 31st 1979 and recorded January 18th 1980 in Book 5556, Page 788, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 217 W Cedar Street, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of May, 2026.

Richard H. Baldwin, Sr. (SEAL)

Jean E. Baldwin (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of May, 2026, before me personally appeared Richard H. Baldwin, Sr. and Jean E. Baldwin, 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.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand, at office, this 21st day of May, 2026.

Notary Signature
My commission expires: 11.5.29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of May, 2026.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 11.5.29

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/21/26 (date of document).

Connie Taylor
Affiant Signature

5/21/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY