Karen Johnson Davidson County
Batch# 1432638 DEEDWARR
06/11/2026 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20260611-0052929

Name and Address of New Owner:
Angel Osiel Pena Pena
880 Bishipsgate Road
Antioch, TN 37013

Send Tax Bills To:
New Owner

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

Map & Parcel No: 149020B11700CO

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, **Oscar J. Delgado Torres, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Angel Osiel Pena Pena, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Final P.U.D. Plan of Piccadilly Square, Phase II of record in Plat Book 6250, Page 92, inclusive, 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 of the same property conveyed to Oscar J. Delgado Torres, a married man by Warranty Deed from Esteban Navarro and wife, Reyna Robles dated March 31st 2016 and recorded April 22nd 2016 of record in Instrument No 20160422-0039490, said Register's Office, Davidson County, Tennessee.

Yecenia Navarro Robles, wife of Oscar J. Delgado Torres, joins in the execution of this instrument for the purpose of relinquishing all of her rights, title and interest, marital or otherwise, in and to subject property.

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: 880 Bishopsgate Road, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 2nd day of June, 2026.

Oscar J Delgado Torres (SEAL)
Oscar J. Delgado Torres

Yecenia Navarro Robles (SEAL)
Yecenia Navarro Robles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2026, before me personally appeared Oscar J. Delgado Torres and Yecenia Navarro Robles, 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 2nd day of June, 2026.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 $200,000.00, 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 2nd day of June, 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 6/2/24 (date of document).

Connie Taylor
Affiant Signature

6/2/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-5-29

NOTARY'S SEAL

