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

Karen Johnson Davidson County
Batch# 1435130 DEEDWARR
06/17/2026 11:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,178.45
20260617-0054945

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $415,000

Justin Foster
Affiant
Signature

Subscribed and sworn to before me on this the 16 Day of June, 2026.

Notary Public
My Commission expires 4 / 29 / 30

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

NAME AND ADDRESS OF PROPERTY OWNER:
Ezequiel Hernandez Ambrosio & Teresa Rios
316 Cedarmont Dr
Nashville, TN 37211

SEND TAX BILLS TO:
Ezequiel Hernandez Ambrosio & Teresa Rios
316 Cedarmont Dr
Nashville, TN 37211

MAP AND PARCEL NUMBER: 16209000500

WARRANTY DEED
25NT01182

Effective the 15 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,
Larry D. Battle and wife, Cynthia D. Battle

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Ezequiel Hernandez Ambrosio & Teresa Rios, 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 Davidson County, Tennessee, being Lot No. 68 on the Plat of Cedarwood Estates, Section 1, Revised of record in Plat Book 4675, page 62, Register's Office for said County.

Said Lot 68 fronts 68.12 feet on the easterly margin of Cedarmont Drive and extends back 170.13 feet on the northerly lire, and 170.0 feet on the southerly line to a line on ate rear on which it measures 85.08 feet.

Cynthia M Battle CMB

Cynthia D. Battle

State of TN)

County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cynthia D. Battle**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 9 / 21 / 24

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Being the same property conveyed to Larry D. Battle and wife, Cynthia D. Battle from Bob Potter Company, by Warranty Deed dated 06/26/1975 and recorded 06/27/1975 in Book 4927, page 110, Register's Office of said County.

This is an improved property commonly known as: 316 Cedarmont Drive, Nashville, TN 37211

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 15 day of June, 2026

Larry D. Battle

Larry D. Battle

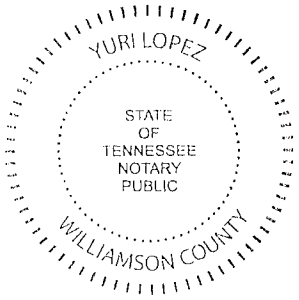
State of TN)

County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Larry D. Battle**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 9/21/26



Tennessee Certification of Electronic Document

I, Justin Foster 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 6/15/26 (date of document).

Affiant Signature

6/15/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of June, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027

202606170054945