THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454341**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Nancy Enoch Affiant Subscribed and sworn to before me, this 18th day of June, 2026. JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: 11-8-27

WARRANTY DEED

Address New Owner: Brett Arthur Sheriff 2114 19th Ave South Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 106 13 0 012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sau Molina Duran and Osiris Pagoada, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brett Arthur Sheriff, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 89, on the plan of SECTION ONE, WOODYCREST, as of record in Plat Book 1835, Page 25, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Sau Molina Duran, an unmarried man, and Osiris Pagoada, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from Mark Hamilton, of record in Instrument No. 20000313-0025764, in the Register's Office of Davidson County, Tennessee, dated March 10, 2000 and recorded on March 13, 2000.

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 record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, WOODYCREST, as recorded in Plat Book 1835, Page(s) 25.

This is improved property located at 2077 Whitney Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Karen Johnson Davidson County
Batch# 1435963 DEEDWARR
06/18/2026 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260618-0055604

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of June, 2026.

Sau Molina Duran

Osiris Pagoada by Ingrid Osiris Ucles Pagoada, Attorney-in-Fact

Osiris Pagoada by Ingrid Osiris Ucles Pagoada, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sau Molina Duran and Ingrid Osiris Ucles Pagoada, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that Ingrid Osiris Ucles Pagoada is the Attorney-in-Fact for Osiris Pagoada and that she is authorized by Osiris Pagoada to execute this instrument on her behalf.

Witness my hand, at office, this 18th day of June, 2026.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Tennessee Certification of Electronic Document

I, Nancy Enoch, 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 6-18-2026 (date of document).

Nancy Enoch
Affiant Signature

6-18-2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2028

NOTARY'S SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028