Warranty Deed

Karen Johnson Davidson County Batch# 1437030 DEEDWARR 06/23/2026 08:16:30 AM 4 pgs Fees: $23.00 Taxes: $832.50 20260623-0056191	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $225,000.00. Affiant Subscribed and sworn to before me, this the 15th day of June, 2026. Notary Public My commission expires:

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jose Sanchez Vasquez	New Owner(s)	069-04-0-001.00
3810 Fairview Drive		
Nashville TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHNNY BUCHANAN, NATHANIEL BYRD, KIMBERLY CLINARD AND TAMMY THOMPSON, OF HEIRS/AND OR BENEFICIARIES OF THE ESTATE OF MARY ANN THOMPSON, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSE I. SANCHEZ VASQUEZ AND TOMASA RAMIREZ GONZALEZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: Land in Davidson County, Tennessee, being Lot No. 24 of Block "DD" on the Revised Map of Fairview Subdivision, as of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 100 feet on the northerly side of Fairview Drive and runs back 239.2 feet on the westerly line and 246.9 feet on the easterly line to a dead line, measureing 100.27 feet thereon.
Tract II: Land in Davidson County, Tennessee, being the easterly half of Lot No. 25 of Block "DD" on the Revised Map of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for said County.

Said part of Lot No. 25 fronts 37.5 feet on the northerly side of Fairview Drive and extends back 239.2 feet on the easterly line and 236 feet, more or less, on the westerly line to a dead line, measuring 37.6 feet thereon.

Being the same property conveyed to Leonard Thompson and wife, Mary Ann Thompson by Installment Deed from Thomas G. Williams of record in Instrument No. 20031211-0178032 Register's Office for Davidson County, Tennessee, dated December 10, 2003 and recorded on December 11, 2003.

The said Leonard Thompson having since died on or about April 15, 2024.
The said Mary Ann Thompson having since died on or about August 23, 2024.

Affidavits of Heirship of record in Instrument No. _202606230056189_____ and Instrument No. _202606230056190_____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 3810 Fairview Drive, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE **10th** day of June, 2026.

Heirs/and or Beneficiaries of the Estate of Mary Ann Thompson

By: _____
Johnny Buchanan

By: _____
Nathaniel Byrd

By: _____
Kimberly Clinard

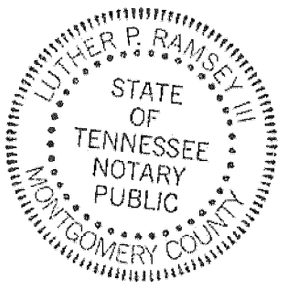
By: _____
Tammy Thompson

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Johnny Buchanan, Nathaniel Byrd, Kimberly Clinard and Tammy Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she /they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of June, 2026.

_____
Notary Public
My Commission Expires: 9/13/20028



Certificate of Authenticity

I, Christian Reynolds, 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 10, 2026**.

Date

Affiant Signature

June 18, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **18th** day of **June**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)