Karen Johnson Davidson County
Batch# 1438605 DEEDWARR
06/26/2026 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20260626-0058068

Warranty Deed

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $445,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of June, 2026. Notary Public My commission expires: 12/19/28

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:
Dylan Michael Rowen and Erik S. Rowen	Pinnacle Bank	094-01-0-173.00
709 South 12th Street	15025 Ballantroft Pkwy 2nd Floor	
Nashville, TN 37206	Charlotte, NC 28277	

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, **ULISES URIEL LAGUNAS BARAJAS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DYLAN MICHAEL ROWEN, A SINGLE MAN, AND ERIK S. ROWEN, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** 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:

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of Payne, Blakemore and Cummings Addition to East Nashville, as shown on plat of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, further described as follows:

Said Lot No. 192 fronts 50-1/4 feet on the Easterly side of South 12th Street and runs back 168.4 feet on the Northerly line and 163 feet on the Southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Guadalupe Ochoa Lagunas and wife, Ulises Uriel Lagunas Barajas by Warranty Deed from Susanne A. Tomlinson and Robert Tomlinson, wife and husband of record in Instrument No. 20200508-0047974 Register's Office for Davidson County, Tennessee, dated April 30, 2020 and recorded on May 08, 2020.

Being the same property conveyed to Ulises Uriel Lagunas Barajas, married by Quitclaim Deed from Guadalupe Ochoa Lagunas, married of record in Instrument No. 20230303-0015492 Register's Office for Davidson County, Tennessee, dated March 02, 2023 and recorded on March 03, 2023.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar.

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 709 South 12th Street, Nashville, TN 37206, 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 22nd day of June, 2026.

Ulises Uriel Lagunas Barajas

STATE OF Florida
COUNTY OF St Lucie

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Ulises Uriel Lagunas Barajas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of June, 2026.

Notary Public

My Commission Expires: 06/07/2030

MARGARET ARRAIZ
Notary Public - State of Florida
Commission # HH 795529
Expires on June 7, 2030

Notarized remotely online using communication technology via Proof.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 22. 2026

Affiant Signature

26th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

