WARRANTY DEED

Karen Johnson Davidson County
Batch# 1438658 DEEDWARR
06/26/2026 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $4,347.50
20260626-0058142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00.

Jenna P. Peden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-22-2027
(AFFIX SEAL)

ALEXANDER PARKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires September 22, 2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mabel Saborido and Anamariela Rodriguez	**Same as New Owner's**	
(NAME)	(NAME)	**083-12-1D-001.00-CO**
2510 A Barclay Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STACEY ZACH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MABEL SABORIDO AND ANAMARIELA RODRIGUEZ, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 2510 Barclay Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230113-0002956, 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 the same property conveyed to Stacey Zach, unmarried by Warranty Deed from Charles E. Robinson and Gwendolyn W. Robinson, husband and wife of record in Instrument No. 20240220-0011198 Register's Office for Davidson County, Tennessee, dated February 16, 2024 and recorded on February 20, 2024.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 103, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20230113-0002956, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2284, Page 612, in the Register's Office for Davidson County, Tennessee.
- Easement in Instrument No. 20240220-0011536, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **2510 A Barclay Drive, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against 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 my/our hand(s) this the 17th DAY OF JUNE, 2026.

Stacey Zach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACEY ZACH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of June, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, James Cobb, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic 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 17 2026 (date of document)

Affiant Signature

JUNE 17 2026

Date

State of Tennessee

County of **SUMNER**

Sworn to and subscribed before me this **17** day of **JUNE**, 202**6**.

Notary Signature

MY COMMISSION EXPIRES: 3/20/29

NOTARY SEAL:

