Karen Johnson Davidson County
Batch# 1440925 DEEDWARR
07/01/2026 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,446.70
20260701-0059499

This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-9290-KP

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $391,000.00.

Affiant
Subscribed and sworn to before me, this the 26th day of June, 2026.

Notary Public
My Commission Expires: 01/30/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yanixa Antunez Naranjo and Guillermo Portelles Ochoa 6436 Paddington Way Nashville, TN 37013	New Owner	151 09 0A 142.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jason Hildenbrand, a single man** (individually and/or collectively, "Grantor"), transfer and convey unto **Yanixa Antunez Naranjo and Guillermo Portelles Ochoa, a married couple** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 142, LONG HUNTER CHASE, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, PHASE I, SECTION II, as of record in Plat Book 9700, Page 638, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jason Hildenbrand, by Warranty Deed from Scott Butler dba Scott Allen Construction, of record in Instrument No. 20020702-0079430, in the Register's Office of Davidson County, Tennessee, dated June 27, 2002 and recorded on July 02, 2002.

This is improved property located at: **6436 Paddington Way, Nashville, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 26th day of June, 2026.

GRANTOR:

Jason Hildenbrand

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jason Hildenbrand, the within named bargainor(s), 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 at office this 26th day of June, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

202607010059499

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 6/26/26 (date of document).

Affiant Signature

6/30/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30th day of June 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY