WARRANTY DEED

PAM S. ATCHLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Gerely Beristain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of June, 2026 .

Notary Public

My Commission Expires: 4-22-29

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Gerely Beristain and Germain Beristain	Bank of Tennessee	015-14-0 074.00
3128 Margie Drive	301 E Center St	
Joelton, TN 37080	Kingsport, TN 37660	

Karen Johnson Davidson County
Batch# 1440947 DEEDWARR
07/01/2026 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20260701-0059531

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Gregory W. Carter, unmarried and Teresa M. Carter, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gerely Beristain and Germain Beristain and wife, Elizabeth Beristain, as joint tenants with right of survivorship, hereinafter called the Grantees, 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. 34 on the Plan of Williams Hills, Section 2, as of record in Book 4460, page 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gregory W. Carter and Teresa M. Carter, husband and wife from Larry Blaine Swiger and wife, Brenda D. Swiger by Deed dated October 12, 1989 and as of record in Book 7960, page 171, said Register's Office.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Plat Book 4460, Page 62, said Register's Office.

Subject to restrictions of record in Book 4576, Page 846, Register's Office said County

This is unimproved X improved property, known as 3128 Margie Drive, Joelton, TN 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 30th day of June, 2026.

Gregory W. Carter

Gregory W. Carter

Teresa M. Carter

Teresa M. Carter

STATE OF TENNESSEE
COUNTY OF CHEATHAM

On this 30th day of June, 2026, before me personally appeared Gregory W. Carter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2026.

Notary Signature
My commission expires:
4-22-29

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 30th day of June, 2026, before me personally appeared Teresa M. Carter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2026.

Notary Signature
My commission expires:
4-22-29

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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 6/30/26.

Affiant Signature

Date: 6/30/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Notary Public

My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER