Karen Johnson Davidson County
Batch# 1442355 DEEDWARR
07/06/2026 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20260706-0060327

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Antonio Padilla
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio Padilla and Rosalba Padilla	New Owner	
(NAME) 4946 Hopedale	(NAME) Drive	147-12-0-01900
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Emil Flores Cruz, a single person**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Antonio Padilla and Rosalba Padilla, Husband and Wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 134 on the plan of Beverly Heights Subdivision, of record in Book 2331, Page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description, .

Said Lot No. 134 fronts 124.81 feet on the east side of Hopedale Drive, and runs back between lines 258.2 feet on the north, and 250.5 on the south line to a dead line in the rear measuring 113.9 feet.

Being the same property conveyed to Emil Flores Cruz by Deed dated November 6, 2018 from Hampton & Phelps, LLC, recorded November 7, 2048, in Instrument Number 20181107-0110329, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 4946 Hopedale Drive, Nashville, TN 37211

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.

Emil Flores cruz by Malkit yarenis Flores Attorney-In-Fact

Emil Flores Cruz by Malkit Yarenis Flores,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of June, 2026, before me personally appeared Malkit Yarenis Flores, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Emil Flores Cruz, and who acknowledged that she executed the same as the free act and deed of Emil Flores Cruz.

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

Notary Signature
My commission expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Holly A Mason, 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

6/30/26
Date

State of TN
County of Davidson

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

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028