State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of July, 2026.

Notary Public:
My Commission Expires:

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Karen Johnson Davidson County
Batch# 1447836 DEEDWARR
07/16/2026 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20260716-0064271

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Matheus Teixeira Canteri and Julia Franco Anselmo Bueno 1202 Walsh St Nashville, TN 37208	SWBC Mortgage Corp 9311 San Pedro #100 San Antonio TX 78216	081-03-0-162.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Eric M. McNealy, unmarried, by Delores Hockett, his Conservator**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Matheus Teixeira Canteri and Julia Franco Anselmo Bueno, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee being the westerly half of the southerly half of the southerly 174 feet of Lot 8 in the Subdivision of Lot 33 in Owen's Buena Vista Plan of Lots, as of record in Book 57, Page 26, Register's Office for said County, and also of record in Plan Book 1, Page 84, Chancery Court at Nashville.

Said part of Lot 8 fronts 48 feet on the northerly side of Walsh, formerly Adams Street, and runs back between parallel lines 174 feet to a dead line.

BEING the same property conveyed to Reginald E. Hockett and Eric McNealy, as tenants by the entirety, by Quitclaim Deed from Barbara H. McNealy, dated 5/6/2022 and recorded 5/6/2022 in Instrument No. 20220506-0052489; and being the same property previously conveyed to Barbara Ann Hockett by Warranty Deed from Cumberland Builders, Inc., a Tennessee corporation, dated 7/12/1973 and recorded 7/13/1973 in Book 4727, Page 520, Register's Office for Davidson County, Tennessee. Power of Attorney for Barbara McNealy of record in Instrument No. 20220506-0052488, said Register's Office. The said Reginald E. Hockett died intestate on 6/10/2023 leaving Eric McNealy as his sole heir at law. See Affidavits of Heirship of record in Instrument No. _202607160064269_ and Instrument No. __202607160064270_____, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all other matters as shown on plat of record in Book 57, Page 26, Register's Office for said County, and also of record in Plan Book 1, Page 84, Chancery Court at Nashville.

This is (__X__) improved (____) unimproved property, known as: 1202 Walsh Street, Nashville, TN 37208

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 assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 10th day of July, 2026.

Eric M. McNealy by Delores Hockett, Conservator
Eric M. McNealy, by Delores Hockett, his Conservator

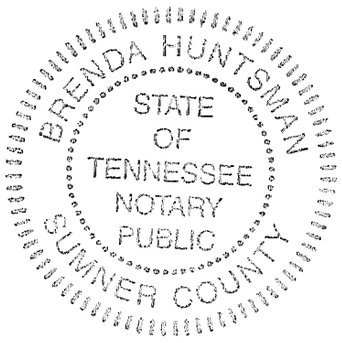
State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public in and for the State and County aforementioned, personally appeared Delores Hockett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Conservator for Eric M. McNealy, the within-named bargainor, and that she as such Conservator, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Eric M. McNealy by herself as Conservator.

Witness my hand and official seal, this 10th day of July, 2026.

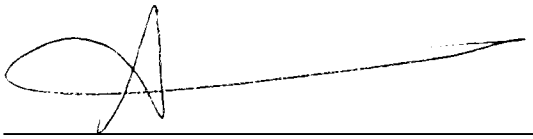
Commission Expires: 09/27/26

B. Huntsman
Notary Public: Brenda Huntsman



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 7-10-2026.



Affiant Signature — Date: 7-10-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7-10-2026.



Notary's Signature

My Commission Expires: 4-21-2030



Notary's Seal