Karen Johnson Davidson County
Batch# 1448832 DEEDWARR
07/17/2026 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20260717-0064912

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-9422-SL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 15th day of July, 2026.

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jose Daniel Guerrero and Bernadette D. Guerrero 7318 Greenbriar Pl Rancho Cucamonga, CA 91730	The New Owner	133 14 0A 062.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Virginia Gilroy, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Jose Daniel Guerrero and Bernadette D. Guerrero, husband and wife** (individually and/or collectively, "Grantee"), a 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. E-4 of THE VILLAGE AT GRASSMERE FORMERLY OAKCREST CONDOMINIUMS created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, as amended in Instrument No. 20041102-0131823 and Substitution of Trustee recorded in Instrument No. 20060630-0078687, and further amended in Instrument No. 20070301-0025595 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Virginia Gilroy, unmarried, by Warranty Deed from Seth Rubio, unmarried, of record in Instrument No. 20230111-0002326, in the Register's Office of Davidson County, Tennessee, dated January 10, 2023, and recorded on January 11, 2023. This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **420 Elysian Fields Road, E4, Nashville, TN 37211**

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 15th day of July, 2026.

~~GRANTOR:~~
Virginia Gilroy
Signed with Stavvy
Virginia Gilroy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an electronic notary, of the State and County aforesaid, appeared via audio and video communication Virginia Gilroy, 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 she is the within named grantor(s), and that she electronically executed the foregoing instrument for the purposes therein contained.

07/15/2026

WITNESS my hand and seal at office this _____ day of July, 2026.

Jim Myers
Signed with Stavvy
Notary Public
My Commission expires: 11/ 8/2028

JIM MYERS
State of Tennessee Notary Public
County of Davidson
My Commission Expires November 8, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Tennessee Certification of Electronic Document

I, Emma Howard, 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 7/15/2026 (date of document).

Emma Howard
Affiant Signature

7/15/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 15 day of July, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL