Karen Johnson Davidson County
Batch# 1450378 DEEDWARR
07/22/2026 09:13:30 AM 4 pgs
Fees: $23.00 Taxes: $1,998.00
20260722-0066246

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-2327

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of July, 2026

Notary Public

Commission Expires: 2/29/28

Address of New Owner	Send Tax Bills To:	Map & Parcel
Horacio Ottoniel Cuxum Lajuj 1190 Old Hickory Blvd Nashville, TN 37207	New Owner	041 08 0 016.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Guy Fell, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Horacio Ottoniel Cuxum Lajuj, a single person

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:

Being a certain tract or parcel of land located in the 10th civil district of said county, and being Lot No. 19 on the unrecorded plan of Hickory Acres, and described according to a survey by George W. Watkins, dated July 15, 1952, being more particularly described as follows:

Beginning at a point in the northeasterly margin of Old Hickory Blvd., which point is opposite a point in the center line of Old Hickory Blvd., 1392.2 feet from the westerly margin of State Highway 11; thence north 15 degrees 39' east 278.2 feet to a point; thence in a westerly direction 167.2 feet to a point; thence in a southerly direction 245.4 feet to a point on Old Hickory Blvd.; thence in an easterly direction 279.2 feet to the point of

beginning.

BEING the same property conveyed by Warranty Deed from Joyce E. Shaver Ford and her husband Bruce T. Ford to Thomas Michael McCullough and his wife Vicki McCullough, recorded March 26, 1971, as Book 4499 Page 369 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $21,000.00.

BEING the same property conveyed by Quit Claim Deed from Thomas Michael McCullough, a married man, joined by his spouse, Linda McCullough, to Thomas Michael McCullough and Linda McCullough, husband and wife, recorded April 7, 2006, as Instrument No. 200604070040589 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

BEING the same property conveyed by Warranty Deed from Linda McCullough, an unmarried woman to Guy Fell, an Individual, recorded February 10, 2026, as Instrument No. 20260210-0010220 in Davidson County, Tennessee Register of Deeds.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR THE GRANTOR'S SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1190 Old Hickory Blvd, Nashville, TN 37207

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 so 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.

Dated this the 14th day of July, 2026.

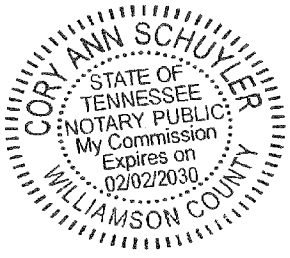
Guy Fell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2026, before me personally appeared Guy Fell, 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 14th day of July, 2026.

Notary Signature
My commission expires: 2·2·2030



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kathy Williams Walther *(custodian's name)*, 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 July 14, 2026 *(date of document)*.

Kathy Walther
Custodian's Signature

7/20/26
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 20th day of July, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY