RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

File #26-253

Karen Johnson
Batch # 1451434
07/24/2026 09:37:48 AM
Fees: $13.00 Taxes: $2,497.50

Da..dson County
DEEDWARR
2 pgs

20260724-0067542

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

PAMELA B. MATHENEY NOTARY PUBLIC STATE OF TENNESSEE (AFFIX SEAL) SUMNER COUNTY

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
August 30, 2028
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramon Ricardo Salazar Perez and Maria Fernanda Requena Zamudio	NEW OWNER Ramon Ricardo Salazar Perez and Maria Fernanda Requena Zamudio	160-04-0-153.00
(NAME)	(NAME)	
522 Brentview Hills Dr	522 Brentview Hills Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(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, **Michael T. Kemp and Leslye Stewart Kemp, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ramon Ricardo Salazar Perez and Maria Fernanda Requena Zamudio, 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:

Land in Davidson County, State of Tennessee, and being Lot No. 49 on the Plan of Brentview Hills, Section 7, of record in Plat Book 4175, page 89 as amended in Book 4699, Page 825, Register's Office for Davidson County, Tennessee, to which plan specific reference is hereby made for a more complete description.

Being the same property conveyed to Michael T. Kemp and wife, Leslye Stewart Kemp by Quitclaim Deed from Michael T. Kemp and wife, Leslye C. Stewart of record in Instrument No. 20211115-0152016 Register's Office for Davidson County, Tennessee, dated November 03, 2021 and recorded on November 15, 2021.

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 ☒ property, known as 522 Brentview Hills Dr, Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 22nd day of July, 2026.

Michael T. Kemp

Leslye Stewart Kemp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of July, 2026, before me personally appeared Michael T. Kemp and Leslye Stewart Kemp, 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 22nd day of July, 2026.

Notary Signature
My commission expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027