Karen Johnson Davidson County
Batch# 1452348 DEEDWARR
07/29/2026 09:38:30 AM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20260729-0069483

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-
closing@nationstitle.com

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $345,000.00

Affiant Signature

Subscribed and sworn to before me on this the 28 Day of July, 2026.

Notary Public
My Commission expires _____/_____/_____

CHRISTIAN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

NAME AND ADDRESS OF PROPERTY OWNER:
Andres M. Buitrago Diaz
2620 Paddle Wheel Dr
Nashville, TN 37214

SEND TAX BILLS TO:
Andres M. Buitrago Diaz
2620 Paddle Wheel Dr
Nashville, TN 37214
MAP AND PARCEL NUMBER: 062020A03500CO

WARRANTY DEED
26NT01340

Effective the 28 Day of July, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Remon Takla, a married man and Youssef Riad, an unmarried man, as tenants in common

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Andres M. Buitrago Diaz, an unmarried person

Hereinafter called the GRANTEES, 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 Lot No. 6A on the Plan of Resubdivision of Lots 6A, 6B, 7A and 7B, River Trace Estates, Section I, Phase I, as of record in Plat Book 6200, Page 530, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Remon Takla, a married man and Youssef Riad, an unmarried man, as tenants in common from Dennis Autry, by Warranty Deed dated 04/24/2026 and recorded 04/27/2026 in Instrument No. 20260427-0036170, Register's Office of said County.

Being the same property conveyed to Dennis Autry by Warranty Deed from Michaela Marie Robertson, Successor Trustee of David M. Reynolds and Rosemarie S. Reynolds Trust, dated April 18, 1996, dated 03/12/2026 and recorded 03/13/2026 in Instrument No. 20260313-0020261, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David M. Reynolds and wife Rosemarie S. Reynolds as Trustees U.A.D. dated April 18, 1996 by deed from David M. Reynolds and wife, Rosemarie S. Reynolds, dated 05/22/2004 and recorded 06/04/2004 in instrument No. 20040604-0066185, Register's Office for Davidson County, Tennessee. Rosemarie S. Reynolds having since died 09/23/2011, see Affidavit - Death of Trustee of record in Instrument No. 20111115-0089002, said Register's Office. David M. Reynolds died 06/05/2018, leaving Barbara Ann Reynolds and Michaela Marie Robertson as Successor Trustees of The David M. Reynolds and Rosemarie S. Reynolds Trust. Barbara Ann Reynolds died 1/25/26, leaving Michaela Marie Robertson as the Successor Trustee.

David M. Reynolds and wife Rosemarie S. Reynolds as Trustees U.A.D. dated April 18, 1996 is one and the same as David M. Reynolds and wife Rosemarie S. Reynolds, Trustees of The David M. Reynolds and Rosemarie S. Reynolds Trust, dated April 18, 1996.

Being the same property conveyed to David M. Reynolds and wife, Rosemarie S. Reynolds by deed from Daryl R. Finley, unmarried, dated 05/21/2003 and recorded 07/23/2003 in Instrument No. 20030723-0103269, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 2620 Paddle Wheel Drive, Nashville, TN 37214-1119

The above-described property is not the homestead of Remon Takla

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 28 day of July, 26

Remon Takla
State of TN
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Remon Takla**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1, 22, 2030

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Witness our hands this the 28 day of July 2026

Youssef Riad

State of TN
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Youssef Riad**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1/22/2030

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Christian Reynolds, 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 28, 2026**.

Date

Affiant Signature

July 28, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **28** day of **July**, 20____.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)