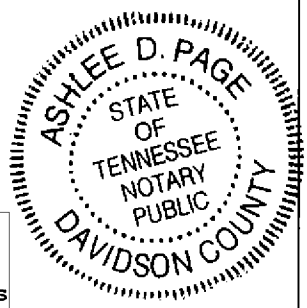
WARRANTY DEED



Karen Johnson Davidson County
Batch# 1452580 DEEDWARR
07/29/2026 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,137.75
20260729-0069904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josselyn Alejandra and Duran Avalos	New Owner	
(NAME) 5005 Yorktown Rd	(NAME)	148-13-0-169.00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, **CHARLES E. TRUSTY, JR., AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSSELYN ALEJANDRA DURAN AVALOS,** 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:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Fairlane Park, as shown by Plat of record in Plat Book 2331, page 108, of the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Norma Jane Bearden and Bonnie E.M. Lackey, as joint tenants with rights of survivorship by Warranty Deed from Daniel P. Martin and wife, Kelley A. Martin of record in Instrument No. 20020110-0004235 Register's Office for Davidson County, Tennessee, dated November 28, 2001 and recorded on January 10, 2002.

Being the same property conveyed to Norma Jane Bearden by Quitclaim Deed from Bonnie E. M. Lackey of record in Instrument No. 20020710-0083086 Register's Office for Davidson County, Tennessee, dated June 25, 2002 and recorded on July 10, 2002.

Being the same property conveyed to Norma Jane Lackey and Charles E. Trusty, Jr., as Joint Tenants with the Rights of Survivorship by Quitclaim Deed from Norma Jane Bearden, now known as Norma Jane Lackey, unmarried of record in Instrument No. 20150309-0019747 Register's Office for Davidson County, Tennessee, dated February 11, 2015 and recorded on March 09, 2015.

Norma Jane Lackey having since died on or about October 23, 2025 vesting title solely in Charles E. Trusty, Jr.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2026-988

unimproved
This is improved x property, known as 357 Gillette Rd, Nashville, TN 37211
(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 24th day of July, 2026

CHARLES E. TRUSTY, JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Trusty, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of July, 2026.

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

Commission expires:

Notary Public

JW2026-988

202607290069904

Certificate of Authenticity

I, Holly A Mason, 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 7/27/24.

Holly A

Affiant Signature

7/27/24

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27 day of July, 2024.

C. A. Allen

Notary's Signature

(Notary Seal)

C. ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2028