Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260554524

Karen Johnson Davidson County
Batch # 1452619 DEEDWARR
07/30/2026 09:01:34 AM 2 pgs
Fees: $13.00 Taxes: $255.30
20260730-0069980

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $69,000.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2026.

Notary Public
My Commission Expires:

MACKENZIE BALTZ
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Reynaldo Perez Dominguez 247 McGavock Pike Nashville, TN 37214	New Owner	Tax Parcel ID No. 014 00 0 121.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dennis Walls, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Reynaldo Perez Dominguez, unmarried**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A Remaining Tract of Land located on Harper Road in Davidson County, Tennessee, being Parcel I.D. - 01400012100 on Davidson County GIS mapping belonging to Own Home, LLC as shown in Deed Book - 20151214-0125087 of the Register's Office of said county.

All Parcels and Records referenced in the following description are from the Property Assessor and Register of Deeds offices of said county.

Beginning at an Iron Rod (old), 25 ft. from and perpendicular to the centerline in the West margin of Harper Rd., located 5698 ft. ± South, along said centerline, from the centerline intersection of Harper Rd. and Baxter Rd. said Iron Rod being the Southeast corner of Parcel I.D. - 01400000300 belonging to Shelby & Joseph Vido as shown in Deed - 20160801 0078868 and proceeding;

1) With the West margin of said road, S 19°37'09" W - 114.94 ft. to an Iron Rod (new), near a fence corner being the Northeast corner of Parcel I.D. - 01400000401 belonging to Donna & Edgar L. Krantz as shown in Deed 00004327 0000886, thence;

2) With the North line of Krantz, N 84°17'39" W - 293.13 ft., running North of a fence, to an Iron Rod (new) about 6.6 ft. North of a fence corner, thence;

3) With the West line of Krantz, S 20°04'30" W - 115.02 ft. to an Iron Rod (new) about 6.5 ft. North of a fence corner, being in the North line of Parcel I.D. - 01400000400 belonging to said Krantz as shown in Deed 00005710 0000527, thence;

4) With the North line of Krantz, N 84°25'22" W, passing the Northwest corner of Krantz and the Northeast corner of Parcel I.D. 01400015500 belonging to Becky B. & Terry S. Woodard as shown in Deed 00008694 0000437 at 25.6 ft. and continuing in all 266.50 ft. to an Iron Rod (new), 10.1 ft. North of a fence corner, in the East line of Parcel I.D. - 01400013300 belonging to Myra & James S. Chambliss as shown in Deed 20021001 0119095, thence;

5) With the East line of Chambliss, N 05°34'41" E - 222.20 ft. to a Stone (old), being the Southwest corner of Parcel I.D. - 01400000300 belonging to Shelby & Joseph Vido as shown in Deed 20160801 0078868, thence;

6) With the South line of Vido, S 84°25'21" E - 616.31 ft. to the Point of Beginning containing 2.253 Acres (98,154 Sq. Ft.) more or less according to a survey by Marvin T. Wright, R.L.S. #2094 of Tennessee.

Being the same property conveyed to Dennis Walls, by Warranty Deed from Own Home, LLC, of record in Instrument No. 20190918-0094635, in the Register's Office of Davidson County, Tennessee, dated September 10, 2019 and recorded on September 18, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Instrument No. 20151214-0125087.

Rights of upper and lower riparian owners to the flow of the waters of the unnamed branch off a named body of water, free from diminution or pollution.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 7369 Harper Road Joelton TN 37080

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of July, 2026.

Dennis Walls

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dennis Walls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2026.

Notary Public
My Commission Expires: _____



My Commission Expires
November 25, 2028