WARRANTY DEED

Karen Johnson Davidson County
Batch # 1455817 DEEDWARR
08/05/2026 10:20:13 AM 2 pgs
Fees: $13.00 Taxes: $1,294.63
20260805-0071961

File No. PA-26-3176

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 1/30/29
(AFFIX SEAL)

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 30, 2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Chelsea Mayo	NEW OWNER	
(NAME)	(NAME)	134-09-0-069.00
4044 Scotwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I/we, **Steven De La Torre Ugarte and Kayla De La Torre Ugarte, f/k/a Kayla Lane Barnes, a married couple**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chelsea Mayo, married**, 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, Tennessee, being Lot No. 47 on the Plan of Phase One, Woodland Hills of record in Plat Book 6900, Pages 666 through 669, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven Delatorre Ugarte and Kayla Delatorre Ugarte, f/k/a Kayla Lane Barnes, a married couple, being one and the same persons as Steven De La Torre Ugarte and Kayla De La Torre Ugarte by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust of record in Instrument No. 20220223-0020395 Register's Office for Davidson County, Tennessee, dated February 08, 2022 and recorded on February 23, 2022. Steven De La Torre Ugarte and Kayla De La Torre Ugarte are a/k/a Steven Delatorre Ugarte and Kayla Delatorre Ugarte.

This is property more commonly known as 4044 Scotwood Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 31st day of July, 2026.

Steven De La Torre Ugarte

Kayla De La Torre Ugarte

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2026, before me personally appeared Steven DeLaTorre Ugarte and Kayla DeLaTorre Ugarte, 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 31st day of July, 2026.

Notary Signature
My commission expires:

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JANUARY 9, 2028