WARRANTY DEED

Karen Johnson Davidson County
Batch # 1455948 DEEDWARR
08/05/2026 02:02:52 PM 3 pgs
Fees: $18.00 Taxes: $425.50

20260805-0072173

DM-B-25-7621-5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eliene Dios Dos Santos	**Same as New Owner**	
(NAME)	(NAME)	**113-14-0A-005.00-CO**
345 Dade Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GWENN B. RESHA, EXECUTOR OF THE ESTATE OF LOUIS RESHA, JR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIENE DIOS DOS SANTOS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

See Exhibit A

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 220, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5525, Page Page 600, Book 10033, Page 80, and amended in Instrument No. 20160226-0018559 and Book 5525, page 603 and Book 10036, Page 493, Book 10036, Page 496, in the Register's Office for Davidson County, Tennessee.
- Electric Easement in favor of Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20221213-0129320, in the Register's Office for Davidson County, Tennessee.
- Easement to NES of record in Instrument Number 20160226-0018563, in the Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **7621 Chipmunk Lane, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

See "Exhibit A"

Being a part of the same property conveyed to Louis Resha, Jr., and wife, Joan H. Resha, by Warranty Deed from Baxter Hooper and wife, Madge Hooper, dated February 3, 1959, and recorded February 4, 1959, of record in Book 2875, Page 315, Register's Office for Davidson County, Tennessee.

Joan H. Resha has since died, and her interest in the subject property vested in Louis Resha, Jr., as surviving tenant by the entirety.

Louis Resha, Jr., has since died testate. His estate is being administered in Docket No. 25PR-742 in the Probate Court for Sumner County, Tennessee, wherein Gwenn B. Resha was duly appointed and is now serving as Executor. The subject property has been duly brought into and made subject to the control of the estate, empowering Gwenn B. Resha, in her capacity as Executor, to convey the same.

Witness my/our hand(s) this the 30th DAY OF JULY, 2026.

Estate of Louis Resha, Jr.

BY: Gwenn B Resha

Gwenn B. Resha
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GWENN B. RESHA, EXECUTOR of the ESTATE OF LOUIS RESHA, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of July, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212