Karen Johnson Davidson County
Batch# 1456681 DEEDWARR
08/10/2026 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,738.63
20260810-0073247

WARRANTY DEED

CAROL M HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/2/30

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Priority Title LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER (S)
Tomas Felipe Rodriguez Gamboa and Maria Vega Porras	**NEW OWNERS**	**063080P00200CO**
(NAME) **313 Capital Street**	(NAME)	
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED, WE, **JENNIFER REICHERT AND WADE REICHERT, AS TRUSTEE(S) OF REICHERT FAMILY LIVING TRUST DATED NOVEMBER 10, 2025,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO **TOMAS FELIPE RODRIGUEZ GAMBOA AND MARIA VEGA PORRAS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

BEING Unit No. 313 of the 311-313 Capital Street, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 311-313 Capital Street of record in Instrument No. 20200212-0016157, as amended in instrument No. 20200903-0100267, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 311-313 Capital Street, as shown on Exhibit "B"to the Declaration of record in Instrument No. 20200212-0016157, in the Register's Office for Davidson

County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Jennifer Reichert and Wade Reichert, wife and husband in a Deed recorded on 11/16/2022 under Instrument: 2022116-0121993 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jennifer Reichert and Wade Reichert, as Trustee(s) of Reichert Family Living Trust, dated 11/10/2025 by Quitclaim deed from Jennifer Reichert and Wade Reichert of record in Instrument No. 20251118-0091985 Register's Office for Davidson County, Tennessee, dated 11/10/2025 and recorded on 11/18/2025.

This is ( ) **unimproved** (x) **improved** property known as: **313 Capital Street, Old Hickory, TN 37138.**

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 (s) this the 5th day of August, 2026.

Reichert Family Living Trust dated November 10, 2025

Jennifer Reichert
BY: Jennifer Reichert
ITS: Trustee

Wade Reichert
BY: Wade Reichert
ITS: Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named JENNIFER REICHERT AND WADE REICHERT, AS TRUSTEE(S) OF REICHERT FAMILY LIVING TRUST DATED NOVEMBER 10, 2025, 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 and official seal this 5th day of August, 2026.

Notary Public
My commission expires: 1/23/2026

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Carol M Holmes, 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 8/5, 2026.

Carol M Holmes

Carol M Holmes

Date: 8/5/26

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 5 day of August, 2026.

Notary's Signature
My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON