Karen Johnson Davidson County
Batch# 1457683 DEEDWARR
08/10/2026 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20260810-0073683

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $580,000.00.

Pam Autry
Affiant

Subscribed and sworn before me this the 5th day of August, 2026.

Notary Public
My commission expires:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

Please Return to:

Magnolia Title & Escrow
1526 Hunt Club Blvd, Unit 510
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Steven De La Torre Ugarte 4327 Stone Hall Boulevard Nashville, TN 37076	Lender **New Rez LLC** **1100 Virginia Dr Suite 125** **Fort Washington, PA 19034**	085-04-0A 408.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NAKREETA D. JOHNSON, UNMARRIED, AND VICTOR L. JACKSON, UNMARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **STEVEN DANIEL DE LA TORRE UGARTE AND KAYLA LAYNE DE LA TORRE UGARTE, TRUSTEES OF DLT FAMILY TRUST DATED JULY 1, 2026,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 408, on the plan of Revision to the Final Plat The Reserve at Stone Hall (Formerly Eversong at Ravenwood) Phase 2, Section 1 Planned Unit Development, as shown on plat of record in Instrument 20181217-0122497, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Nakreeta D. Johnson and Victor L. Jackson, wife and husband, by deed dated 12/30/2019, from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20191231-0135067, Register's Office for said County. Final Divorce Decree filed of record 11/26/2025 in Case No. 25D576, Circuit Court of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4327 Stone Hall Boulevard, Nashville, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 5th day of August, 2026.

Nakreeta D. Johnson

Victor L. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nakreeta D. Johnson and Victor L. Jackson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of August, 2026.

My commission expires:

7/17/28

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Pam Autry, 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.

Date

Affiant Signature

8/5/2026

Date

State of Tennessee

County of Davidson

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

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)