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| THIS INSTRUMENT PREPARED BY<br>Jackson Tyler PLLC<br>Geoffrey Polk, Managing Attorney<br>7627 Lake St. Ste 206 A34<br>River Forest, IL 60305<br><br>**********<br><br>MAP 052 GROUP 070 PARCEL 016.00<br>**********<br><br>RESPONSIBLE TAXPAYER/OWNER:<br>**Anibal Javier Bonilla, also known as Anibal Javier Bonilla Salmeron and Ovidio A. Bonilla**<br>**633 Center St, Madison, TN 37115** | Karen Johnson Davidson County<br>Batch# 1459164 DEEDWARR<br>08/13/2026 08:52:30 AM 5 pgs<br>Fees: $28.00 Taxes: $997.89<br>20260813-0075019 |
| ***NOTICE***<br><br>**IT IS THE RESPONSIBILITY OF THE PARTIES TO THIS INSTRUMENT TO ASCERTAIN WHETHER OR NOT THIS CONVEYANCE MAY BE SUBJECT TO THE RULES AND REGULATIONS OF A PLANNING AND/OR ZONING AUTHORITY.**<br><br>**ALL PARTIES TO THIS INSTRUMENT ARE HEREBY ADVISED THAT THIS INSTRUMENT SHOULD BE RECORDED AS SOON AS POSSIBLE IN THE REGISTER'S OFFICE FOR THE COUNTRY OR COUNTIES IN WHICH THE PROPERTY IS LOCATED.**<br><br>**THIS DEED IS PREPARED FROM A DESCRIPTION PROVIDED BY THE PARTIES HERETO, AND THE PREPARER MAKES NO REPRESENTATION HEREBY AS TO THE ACCURACY OF THE DESCRIPTION PROVIDED, THE LOCATION OF THE PROPERTY AND/OR THE STATUS OF THE TITLE PRECEDING THIS CONVEYANCE.** | STATE OF Texas<br>COUNTY OF Tarrant<br><br>I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $269,700.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.<br><br>Dayana Castellanos Badia<br>AFFIANT<br><br>Sworn to and subscribed before me this 20th day of May, 20 26.<br><br>REGISTER/NOTARY PUBLIC<br>Shannon Johnson<br>My Commission Expires: 01/24/2028<br>Electronically signed and notarized online using the Proof platform.<br><br>Shannon Johnson<br>ID NUMBER<br>134729043<br>COMMISSION EXPIRES<br>January 24, 2028 |
| **TO**<br>**Anibal Javier Bonilla, also known as Anibal Javier Bonilla Salmeron** | **Warranty Deed** |

FOR AND IN CONSIDERATION of $269,700.00, cash in hand paid by the hereinafter Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DAYANA CASTELLANOS BADIA, ALSO KNOWN AS DAYANA CASTELLANOS,** unmarried, hereinafter called Grantor, has this day transferred unto **ANIBAL JAVIER BONILLA, ALSO KNOWN AS ANIBAL JAVIER BONILLA SALMERON**, unmarried, all of her right, title and interest to provide warranty not included in that certain Quitclaim Deed executed 7/26/2021, recorded 7/27/2021, as Instrument No. 20210727-0101126 in the land records of Davidson, Tennessee, in the following described real estate, to wit: EXHIBIT A.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien, which are assumed by Grantee;

ANY SUBDIVISION RESTRICTIONS, EASEMENTS, AND BUILDING SETBACK LINES;

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County

IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal.

05/20/2026
Date

Dayana Castellanos Badia

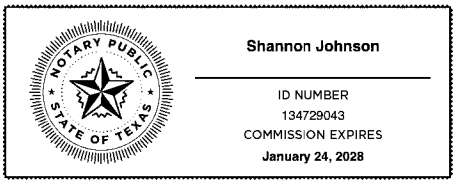
Dayana Castellanos Badia, also known as Dayana Castellanos

STATE OF Texas

COUNTY OF Tarrant

I hereby certify that on this day, 05/20/2026, before me, the undersigned Notary Public of the State and County as aforesaid, appeared before me in person or by remote means Dayana Castellanos Badia, also known as Dayana Castellanos, who is personally known to me or proved to me through satisfactory evidence of identification, to be the person whose name is signed on foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary public State of Texas
Shannon Johnson
My commission expires: 01/24/2028

Electronically signed and notarized online using the Proof platform.

# Exhibit "A"

**Parcel ID:** 052 07 0 016.00

**All that certain tract or parcel of land in Davidson County, Tennessee, to-wit:**

**Land in Davidson County, Tennessee, being Lot No. 11-A, Zone Lot Division of Lots 10, 11, and 12, on the plan of Homeacres, of record in Plat Book 6250, page 866, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.**

**The improvements thereon being known as 633 Center Street, Nashville, Tennessee - 37115.**

**BEING THE SAME PROPERTY TRANSFERRED BY DAYANA CASTELLANOS BADIA (AKA DAYANA CASTELLANOS), UNMARRIED, TO ANIBAL JAVIER BONILLA SALMERON, UNMARRIED, BY QUITCLAIM DEED EXECUTED ON 07/26/2021, RECORDED 07/27/2021, INSTRUMENT NO. 20210727-0101126, IN THE LAND RECORDS OF Davidson, Tennessee.**

**BEING THE SAME PROPERTY TRANSFERRED BY PATRICIA KAY HEATH AND PATRICIA KAY HEATH, SUCCESSOR TRUSTEE OF THE CLIFFORD O. HOWARD, SR. REVOCABLE LIVING TRUST, TO DAYANA CASTELLANOS, AN UNMARRIED PERSON, BY WARRANTY DEED EXECUTED ON 04/24/2015, RECORDED 04/28/2015, INSTRUMENT NO. 20150428-0037783, IN THE LAND RECORDS OF Davidson, Tennessee.**

**THERE BEING NO OTHER TRANSFERS IN THE PRIOR THIRTY-SIX (36) MONTHS.**

**The foregoing long legal description and/or street address have been provided for convenience only; in no event does the foregoing supersede the tax id or parcel id of the property being conveyed herein, and for the avoidance of doubt, the parcel id or tax id shall be controlling in the event of any discrepancies.**

**Tennessee Certification of Electronic Document**

I, Serena Eldredge, 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 May 19, 2026 (date of document).

Serena Eldredge
Affiant Signature

05/20/2026
Date

State of Pennsylvania

County of Dauphin

Sworn to and subscribed before me this 20th day of May, 2026.

Commonwealth of Pennsylvania - Notary Seal
Corey Fou Chong, Notary Public
Dauphin County
My commission expires May 24, 2029
Commission Number 1398370

Notary's Signature

MY COMMISSION EXPIRES: 05/24/2029

Notarized remotely online using communication technology via Proof.

NOTARY'S SEAL