Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $297,000.00

Affiant

Subscribed and sworn to before me this 10th day of August, 2026.

Notary Public
My commission expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1459386 DEEDWARR
08/13/2026 01:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,098.90
20260813-0075544

Address of New Owner:	Send Tax Bills to:	Tax Information
Ramon Nicolas Pena Guerrero And Daniel Eric Norwood 3000 Hillsboro Pike Unit 45 Nashville, TN 37215	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Rd, Ste 400 San Ramon, CA 94583	117-03-0A-045.00-CO

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Barbara Jenkins, Trustee of Barbara Jenkins Revocable Trust Agreement dated December 11, 2002** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Ramon Nicolas Pena Guerrero and Daniel Eric Norwood, Tenancy by the Entirety,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 45 of Versailles Apartments, of record in Book 5050, page 80 as corrected in Book 5171, page 153, a Condominium Development established pursuant to the provision of Tennessee Horizontal Property Act as the same is set out in Section 66- 27-101 et seq of the Tennessee Code Annotated, under the Master Deed and By-Laws established Versailles Apartments of record in Book 5168, Page 944, amended in Book 7770, page 955, Book 5589, page 367, Book 5659, page 641, Book 5667, page 375, Book 8434, page 719, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through

or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Barbara Jenkins, Trustee U/A/D December 11, 2002 of the Barbara Jenkins Revocable Living Trust Agreement by deed from Carol Thornburg, unmarried, of record in Instrument No. 20090212-0012291, Register's Office for Davidson County, Tennessee, and dated January 29, 2009. Barbara Jenkins, Trustee U/A/D December 11, 2002 of the Barbara Jenkins Revocable Living Trust Agreement conveyed her interest to Barbara Jenkins, unmarried, and Jedidiah Gorton Jenkins, unmarried, as Joint Tenants with Rights of Survivorship by Quitclaim Deed of record in Instrument No. 20250212-0010656, Register's Office for Davidson County, Tennessee, and dated February 11, 2025. Barbar Jenkins and Jedidiah Gorton Jenkins further conveyed their interest to Barbara Jenkins Trust Agreement, dated December 11, 2002, by Quitclaim Deed of record in Instrument No. 20260623-0056501, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Versailles Apartments of record in Book 5050 Page 80 as corrected in Book 5171 Page 153 Register's Office for Davidson County, Tennessee.

3. Charter of Versailles Townhomes Homeowners Association of record in Book 5179 Page 858 Register's Office for Davidson County, Tennessee.

This property is improved property known as 3000 Hillsboro Pike, Unit 45, Nashville, TN 37215

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 10th day of August, 2026.

Barbara Jenkins Revocable Trust Agreement dated December 11, 2002

By: Barbara Jenkins, Trustee
Barbara Jenkins, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Barbara Jenkins, with whom I am personally acquainted, and who acknowledged himself to be the Trustee of the Barbara Jenkins Revocable Trust dated December 11, 2002, and as such Trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of the Barbara Jenkins Revocable Trust dated December 11, 2002.

Witness my hand, at office, this 10th day of August, 2026.

Notary Public

My Commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202608130075544

True Copy Certification

I, **Tammy Carney,** 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 this the 10 day of August, 2026.

Affiant Signature _____
Date 8.10.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of August, 2026.

_____
Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027