Karen Johnson Davidson County
Batch# 1459555 DEEDWARR
08/14/2026 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,354.20
20260814-0075864

This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 4-9724-KP

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $366,000.00.

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

Notary Public
My Commission Expires: 4/22/30

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Misael Garcia Robles 4408 Dowdy Drive Nashville, TN 37013	First National Bank of America PO Box 980 East Lansing, MI 48826	148 08 0 150.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Juan F. Linares Herrera and Francisca G. Aquino Linares, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Misael Garcia Robles, an unmarried man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of HAZELWOOD SECTION THIRTEEN of record in Plat Book 4595, Page 98, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Juan Linares Herrera and Francisca Aquino Linares, husband and wife, by Quit Claim Deed from Juan Linares Herrera, a married man, of record in Instrument No. 20170406-0033773, in the Register's Office of Davidson County, Tennessee, dated March 31, 2017, and recorded on April 06, 2017.

Being the same property conveyed to Juan Linares Herrera, by Warranty Deed from Jason Nathaniel Alexander, of record in Instrument No. 20050928-0116743, in the Register's Office of Davidson County, Tennessee, dated September 23, 2005, and recorded on September 28, 2005.

This is improved property located at: **4408 Dowdy Drive, Nashville, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors executed this instrument on this 10th day of August, 2026.

GRANTORS:

Juan F Linares 8-10-2026
Juan F. Linares Herrera

Francisca G. Aquino Linares 8/10/26
Francisca G. Aquino Linares

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Juan F. Linares Herrera and Francisca G. Aquino Linares, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of August, 2026.

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 1/7/30

Tennessee Certification of Electronic Document

I, Emma Howard, 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 8/10/2026 (date of document).

Emma Howard
Affiant Signature

8/10/2026
Date

State of Tennessee
County of Rutherford

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

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL

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