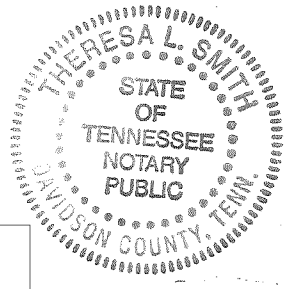
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$190,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1461869 DEEDWARR
08/19/2026 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20260819-0077062

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anaite Montes Bu	Lending Hand Mortgage, LLC	142-06-0A-242.00
(NAME)	(NAME)	
810 Bellevue Road, Unit 242	510 Lentz Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Jessica Paredes,** an unmarried woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Anaite Montes Bu, a single woma**n, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Building No. 40, Unit No. 242 and Garage No. 1 on the Plan of "Peppertree" Creedside Meadows Condominiums of record in Book 4756, Page 128-130 in Register's Office for Davidson County. In addition, with undivided interest in the common elements appurtenant information as described in the Master Deed and By-Laws of record in Book 4834, Page 257, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6874, Page 354, and Book 7610, Page 973, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete legal description.

Being the same property conveyed to Jessica Paredes, an unmarried woman, and Esther Felder Eidelman, an unmarried woman, as tenants in common with rights of survivorship by Warranty Deed from Nancy A. Bass, an unmarried woman, dated 02/01/2019, of record in Instrument No. 20190205-0011054, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jessica Paredes, an unmarried woman by Quitclaim Deed from Jessica Paredes and Esther Felder Eidelman, dated 04/07/2021, of record in Instrument No. 20210412-0048162, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☐ 810 Bellevue Road, Unit 242, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 13th day of August, 2026.

Jessica Paredes

State of Texas

County of Denton

On 08/13/2026, TAB

Personally appeared before me, via audio/visual communication, the undersigned, a Notary Public in and for said County and State, the within named Jessica Paredes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of August, 2026.

Talia J. Brown

Notary Public: Talia J Brown

My Commission Expires: 09/22/2028

NOTARY PUBLIC STATE OF TEXAS

Talia J Brown

ID NUMBER
13269078-3
COMMISSION EXPIRES
September 22, 2028

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

Electronically signed and notarized online using the Proof platform.

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 8/13, 2026.

Affiant
Date: August 14, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14 day of August, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

