RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
2615 MEDICAL CENTER PKWY., STE. 1560
MURFREESBORO, TN 37129
VT260700049

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1463036 DEEDWARR
08/25/2026 09:40:14 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20260825-0078554

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$300,000.00

Robert Chance Ricketts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the 20th day of August, 2026.

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 261 MEDICAL CENTER PKWY., STE. 1560, MURGREESBORO, TN 37129

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Chance Ricketts	**SAME**	**107-14-0-143.00**
1011 ~~1013~~ **Kirby Avenue**	1011 Kirby Ave	
Nashville, TN 37217	Nashville, TN 37217	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Wilber Eduardo Dzib Carrillo and Magda Hernandez Dominguez, together as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Chance Ricketts, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 119 on the Map of Miro Meadows, as of record in Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 119 fronts 70 feet on the westerly side of Kirby Drive and runs back between parallel lines 143 feet to a dead line.

BEING the same property conveyed to Wilber Eduardo Dzib Carrillo and Magda Hernandez Dominguez, together as joint tenants with right of survivorship, by Quitclaim Deed from Mun Sun Lee, dated 5/24/2019 and recorded 5/31/2019 in Instrument No. 20190531-0051706; and being the same property previously conveyed to Mun Sun Lee by Warranty Deed from David Wayne Conkin, unmarried, dated 2/28/2014 and recorded 3/6/2014 in Instrument No. 20140306-0018974, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1013 Kirby Avenue, Nashville, TN 37217**
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 and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, their 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 our hands this 20th day of August, 2026.

Wilber Eduardo Dzib Carrillo

Magda Hernandez Dominguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilber Eduardo Dzib Carrillo and Magda Hernandez Dominguez the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of August, 2026.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029