Karen Johnson Davidson County
Batch# 1464253 DEEDWARR
08/26/2026 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260826-0078744

WARRANTY DEED

JENNIFER D STACEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 10-16-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Estates Title & Escrow, LLC, 554 Franklin Road, Suite 103, Franklin, TN 37069

File No.: 26-0278

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Alberto Alejandro Ayala de la Cruz	SWBC Mortgage Corp.	072-14-0-088.00
(NAME)	(NAME)	
415 Church Street Apt 2307	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville TN 37219	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thousand And No/100 Dollars ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BAUGHER HOMES 103, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALBERTO ALEJANDRO AYALA DE LA CRUZ, UNMARRIED MAN**, 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 the easterly 45 feet of the northerly part of Lot No. 15 on the Plan of A.H. Robinson's Subdivision of certain lots in the Brownsville Plan, of record in Book 57, page 1, Register's Office for Davidson County, Tennessee, said Robinson's Subdivision not being recorded and described as follows:

Beginning at a point in the south margin of Chester Avenue at the corner of Lots 14 and 15; thence with the line between said lots, Southerly 134.3 feet to the northeast corner of the property conveyed to Mallernee Realty Company by deed of record in Book 1470, page 20; thence westerly 45 feet to a point; thence northerly 135 feet more or less to the south margin of Chester Avenue; thence with the same, easterly 45 feet to the point of beginning.

Being a portion of the same property to Baugher Homes 103, LLC, a Tennessee limited Liability Company, by Quitclaim Deed from William L. Baugher of record in Instrument No. 20170110-0002740 Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on January 10, 2017.

unimproved ☐
This is improved ☑ property, known as 1128 Chester Avenue, Nashville, TN 37206
(House No.) (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 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 successors 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 my hand this 20th day of August, 2026.

Baugher Homes 103, LLC

BY: _____
William L. Baugher, Jr.,
Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared William L. Baugher, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent (or other officer authorized to execute the instrument) of Baugher Homes 103 LLC, the within named bargainor, a limited liability company, and that such William L. Baugher, Jr. as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and seal, at office in Franklin, Tennessee, this 20th day of August, 2026.

_____
Notary Public

My Commission Expires: 9/10/29

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Jennifer Stacey, do hereby make oath that I am a 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 documents executed and authenticated according to law on August 20, 2026

Affiant
DATE: 08/20/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Public

My commission expires: 09/16/2029

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY