This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-10033-AP

Karen Johnson Davidson County
Batch# 1468646 DEEDWARR
09/04/2026 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260904-0082222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Subscribed and sworn to before me, this the 31st day of August, 2026.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Erika Ascencio Ascencio Gilberto Antonio Murillo Aguilar 2933 Nautilus Drive Nashville, TN 37217	Pinnacle Bank, a Tennessee bank 21 Platform Way South Ste 2300 Nashville, TN 37203	149-11-0A-034-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Walter L. Grant and JoAnn Grant, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Erika Ascencio Ascencio, an unmarried woman, and Gilberto Antonio Murillo Aguilar, an unmarried man, as joint tenants with right of survivorship** (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 all of Lot No. 34, Phase 2, Rice Hill, according to survey and plat of same appearing of record in Book 6900, page 27, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Walter L. Grant and wife, JoAnn Grant by Warranty Deed from Victory Builders, Inc., dated September 9, 1988, recorded September 21, 1988, of record in Book 7658, page 35, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1613 Rice Hill Court, 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, Grantor has executed this instrument on this 31st day of August, 2026.

GRANTOR:

Walter L. Grant

JoAnn Grant

STATE OF TENNESSEE
COUNTY OF Coffee

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Walter L. Grant and JoAnn Grant, 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 they executed the foregoing instrument for the purposes therein contained.

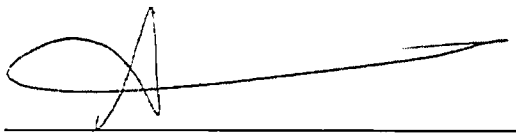
WITNESS my hand and seal at office this 31st day of August, 2026.

Notary Public
My Commission expires: 4/17/28

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF COFFEE

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 9-1-2026.



Affiant Signature — Date: 9-1-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9-1-2026.



Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

