Karen Johnson Davidson County
Batch# 1468976 DEEDWARR
09/04/2026 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260904-0082680

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $289,999.00.

Affiant

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires

Subscribed and sworn before me this the 28th day of August, 2026.

Notary Public
My commission expires: 3/26/2030

WARRANTY DEED

Address of New Owner:
Eda Morales Molina
4816 Peppertree Drive
Antioch, TN 37013

Send Tax Bill to:
New owner

Tax Information:
176-01-0 081.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEPPEL SMALL, III AND DEBORAH SMALL, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **EDA MORALES MOLINA**, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 164 of Peppertree Subdivision, Section 16, as of record in Plat Book 8250, Page 195, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Keppel Small, III and Deborah Small, husband and wife, by deed dated 12/30/2014, from Fate Thomas Hanvy and wife, Lorenza Hanvy, of record in Instrument No. 20150108-0002143, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4816 Peppertree Drive, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 28th day of August, 2026.

Keppel Small, III

Deborah Small

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Keppel Small, III and Deborah Small, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August, 2026.

My commission expires:

7-22-30

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/28/26 (date of document).

Connie Taylor
Affiant Signature

8/28/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.3.29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY