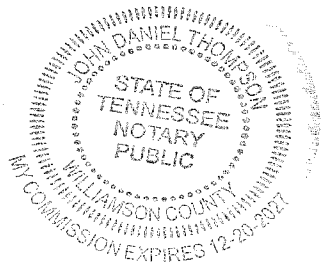
Karen Johnson Davidson County
Batch# 1469732 DEEDWARR
09/08/2026 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20260908-0082929



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Affiant

Subscribed and sworn to before me, this September 1 (21), 2026.

Notary Public

My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Nicholas Vadi Williams and Christa Elaine Eiguren		
307 Seneca Dr	New Owner	096-05-0-151.00-000
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Alejandro Ontiveros Pena, an unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Nicholas Vadi Williams and Christa Elaine Eiguren, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain real estate located in Davidson County, State of Tennessee, as follows:

Being Lot No. 101 on the Plan of Woodbury Park, of record in Book 2133, Page 117, 118 and 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 96 feet on the Easterly side of Seneca Drive and runs back 189 feet on the Northerly line and 117 feet on the Southerly line, to a dead line, which is a broken line, measuring 110.2 feet thereon

Being the same property conveyed to Alejandro Ontiveros Pena, an unmarried man by Special Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability

Company of record in Instrument No. 20260327-0024658 Register's Office for Davidson County, Tennessee, dated February 26, 2026 and recorded on March 27, 2026.

This is [X] improved [ ] unimproved property known as 307 Seneca Dr, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this 1st day of September, 2026.

Alejandro Ontiveros Pena

Alejandro Ontiveros Pena

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Alejandro Ontiveros Pena, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of September, 2026.

Denis G Bermudez

Notary Public
My Commission Expires: July 7, 2027

Denis G Bermudez
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Lenders Title Company File No. TN-2605299-7524

Tennessee Certification of Electronic Document

I, Tricia Hurtt, 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 9/1/26 (date of the document).

Tricia Hurtt

Affiant Signature

9/1/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of September, 2026.

Daniel Thompson

Notary Public

My Commission Expires: 12/20/2027

JOHN DANIEL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

NOTARY'S SEAL