Karen Johnson Davidson County
Batch# 1470317 DEEDWARR
09/08/2026 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $4,998.70
20260908-0083274

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9891-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,351,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF Sept. 2026. Notary Public MY COMMISSION EXPIRES: 11-5-29 (AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas B. Cox and Kendall Cox	NEW OWNER	
216 Lauderdale Road		103-12-0-133.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Nancy E. Calonge, married**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Thomas B. Cox and Kendall Cox, husband and wife**

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. 30 of Block "C" on the Plan of Cherokee Park, Section No. 2, as of record in Book 547, pages 175 and 176, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pedro Calonge and Nancy E. Calonge by Warranty Deed from Bernard C. Strawn and wife, Janice B. Strawn of record in Book 9838, Page 24, Register's Office for Davidson County, Tennessee, dated October 23, 1995 and recorded on October 25, 1995.

Pedro Calonge died, testate, on February 26, 2018, leaving a Last Will and Testament which has been admitted to probate under Docket Number 21P1650 in the Seventh Circuit (Probate) Court for Davidson County, Tennessee. Pedro Calonge was unmarried at the time of his death. Pursuant to the terms of said Last Will and Testament, Pedro Calonge's one-half undivided interest in the subject property was devised to Nancy E. Calonge.

Rogelio Pagan joins in this Deed as the spouse of Grantor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is improved property known as 216 Lauderdale Road, Nashville, TN 37205

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 the 2 day of September, 2026.

Nancy Calonge

Rogelio Pagan

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Calonge, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2 day of September, 2026.

My Commission expires: 8/29/2030

Notary Public

NOTARY PUBLIC Expires 8/29/2030 Shantrell Simmons My Commission HH 825234 STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rogelio Pagan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2 day of September, 2026.

My Commission expires: 8/29/2030

Notary Public

NOTARY PUBLIC Expires 8/29/2030 Shantrell Simmons My Commission HH 825234 STATE OF FLORIDA

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on September 3rd, 2026 (date of document).

Signature

Date: September 3rd, 2026

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 3rd day of September, 2026.

Tracey Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON