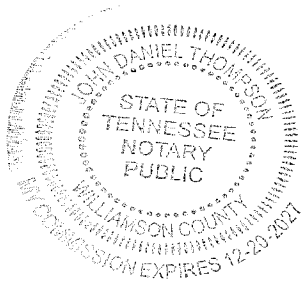
Karen Johnson Davidson County
Batch# 1470327 DEEDWARR
09/08/2026 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20260908-0083291



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Affiant

Subscribed and sworn to before me, this September 2, 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
Adela Padron Chavez and Carolyn Gabriela Leon		
4846 Corning Drive	New Owner	147-02-0-131.00
Nashville, TN 37211		

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,

Matthew Whittier Boto, a married man

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

Adela Padron Chavez, an unmarried woman, and Carolyn Gabriela Leon, an unmarried woman, as joint tenants with right of survivorship

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

Land in Davidson County, Tennessee, being Lot 18, ELYSIAN PARK, as shown on plat of record in Plat Book 2331, Page 32, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to MATTHEW WHITTIER BOTO by WARRANTY deed from PAUL W. TICE AND WIFE, WILMA L. TICE, of record in Instrument No. 20120918-0084741 Register's Office for Davidson County, Tennessee, dated 9/14/2012 and recorded on 9/18/2012.

Rebecca Verdu Boto, spouse of Matthew Whittier Boto, joins in the execution of this Warranty Deed to convey any and all interest she may have in the subject property, whether by marriage or otherwise.

This is [x] improved [ ] unimproved property known as 4846 Corning Dr, Nashville, TN 37211.

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 Grantors have hereunto executed this instrument on this 28 RP day of August, 2026.

Matthew Whittier Boto
Matthew Whittier Boto

Rebecca Verdu Boto
Rebecca Verdu Boto

STATE OF Kentucky
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Matthew Whittier Boto and Rebecca Verdu Boto, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they 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 27 day of August, 2026..

Rachel Piercefield
Notary Public

My Commission Expires: 10/17/2027

RACHEL PIERCEFIELD
Notary Public-State at Large
KENTUCKY - Notary ID # KYNP81268
My Commission Expires 10-17-2027

Lenders Title Company File No. TN-2604813-7524

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 8/27/2026 (date of the document).

Tricia Hurtt

Affiant Signature

8/27/2026

Date

State of Tennessee

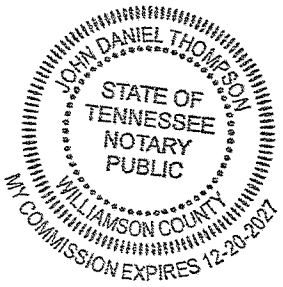
County of Williamson

Sworn to and subscribed before me this 27 day of August, 2026.

Daniel Thompson

Notary Public

My Commission Expires: 12/20/2027



NOTARY'S SEAL