Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $477,500.00

Affiant

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

Notary Public
My commission expires:
10/21/2028

MELODY R. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1470368 DEEDWARR
09/09/2026 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,766.75
20260909-0083358

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Travis Pate and Rachel Pate 119 Sundown Drive, Nashville, TN 37013	New Owner	182-01-0A-005.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cristobal Martinez Basurto, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Travis Pate and Rachel Pate, husband and wife,** "the Grantee," the following described real estate in Davidson County,Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Section One of Phase One, Sunset Hills, RS-10 Subdivision - Cluster Lot Option of record in Plat at Instrument No. 20070607-0068102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Cristobal Martinez Basurto, an unmarried man, by Warranty Deed from Raju Sarki and Sita Dargee, husband and wife, dated June 17, 2022 and recorded June 30, 2022 as Instrument #20220630-0075993 in the Register's Office of Davidson County, Tennessee.

This is [ ] improved [ ] unimproved property known as 119 Sundown Drive, Nashville, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 3rd day of September, 2026.

Cristobal Martinez Basurto

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 3 day of September, 2026, before me personally appeared Cristobal Martinez Basurto, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3 day of September, 2026.

Notary Signature
My commission expires: 1/22/30

ANGELA LYLES
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
1-22-2030
COUNTY OF RUTHERFORD

True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 9/3/26 (date of document).

Affiant Signature

9/3/26
Date

State of Tennessee
County of Rutherford

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

Notary's Signature

My Commission Expires: 8/19/2028

