Karen Johnson Davidson County
Batch# 1470428 DEEDWARR
09/09/2026 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20260909-0083446

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $309,000.00.

Affiant

Subscribed and sworn to before me, this 25th **day of August, 2026.**

Carmen Coats
Notary Public
My commission expires: 11/5/29

Address of New Owner:	Send Tax Bills to:	Tax Information
Federico Andres Ortega Torres and Nanet De La Carida Mena Martinez	~~New Owner~~ UNITED WHOLESALE MTG, LLC	148 10 0 120.00
3835 Creekside Drive Nashville, TN 37211	700 SOUTH BLVD EAST PONTIAC, MI 48341	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lorena Cron, Trustee of The 3835 Creekside Drive Trust, a/k/a The 3885 Creekside Drive Trust,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Federico Andres Ortega Torres and Nanet De La Carida Mena Martinez, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to-wit:

The following described real property situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 107 on the Map of BLANCHARD HEIGHTS, of record in Plat Book 2663, Pages 62 and 63, Register's Office of Davidson County, Tennessee.

Said Lot No. 107 fronts 72 feet on the North side of Creekside Drive and runs back between lines, 338.62 feet on the East line and 322.4 feet on the West line, which is a broken line, to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Lorena Cron, Trustee of The 3835 Creekside Drive Trust (erroneously referenced as the 3885 Creekside Drive Trust), by Quitclaim Deed from Lorena Cron, Successor Trustee of The Evan L. Miller and Verta L. Miller Revocable Living Trust, and Lorena Cron, Rebecca Willocks, Clinton Miller and Wanda Makowski (being all of the children and heirs at law of Verta L. Miller, deceased), of record in Instrument No. 20160627-0065339, in the Register's

Office of Davidson County, Tennessee, dated June 22, 2016, and recorded on June 27, 2016. Said Quitclaim Deed erroneously referenced the Trust as The 3885 Creekside Drive Trust.

Being the same property conveyed to The Evan L. Miller and Verta L. Miller Revocable Living Trust, by Quitclaim Deed from Evan L. Miller and wife, Verta L. Miller, of record in Instrument No. 20000607-0057023, in the Register's Office of Davidson County, Tennessee, dated June 06, 2000 and recorded on June 07, 2000.

Being the same property conveyed to Evan L. Miller and wife, Verta B. Miller, by Warranty Deed from Melview Homes, Inc., of record in Book 2862, Page 5, in the Register's Office of Davidson County, Tennessee, dated January 2, 1959 and recorded on January 12, 1959. The Said Evan L. Miller died on April 29, 2004 and Verta B. Miller died on March 24, 2016.

This property is improved property known as 3835 Creekside Drive, Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 21 day of August, 2026.

The 3835 Creekside Drive Trust

By:_____
Lorena Cron, Trustee

Acknowledgment

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lorena Cron, Trustee of The 3835 Creekside Drive Trust, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 21 day of August, 2026.

_____
Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 24. 2026

Affiant Signature

4th day of September, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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