Karen Johnson Davidson County
Batch# 1470548 DEEDWARR
09/09/2026 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260909-0083608

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
MJ-26-3324

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of September, 2026

Notary Public

Commission Expires: 4/29/30

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

Address of New Owner	Send Tax Bills To:	Map & Parcel
Marvin Rene Rivas Calderon 103 Woodcraft Court Nashville, TN 37214	New Owner	105 15 0 046.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Debbie Elaine Key, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marvin Rene Rivas Calderon

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. 186-B as shown on the map entitled Percy Priest Woods, Section 4, Zone Lot Division of Lots 181 thru 188, of record in Plat Book 6900, Page 32, Register's Office of Davidson County, Tennessee, amending Lot 186 as shown on the Final Plat of Section Four, Percy Priest Woods Subdivision, of record in Book 6250, Page 356-357, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dorothy M. Stevens, a single woman by Warranty Deed from Raymond Stevens III, and Jennifer Stevens, dated August 27, 2017 and

recorded September 6, 2017 in Instrument No. 20170906-0091510, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 103 Woodcraft Court, Nashville, TN 37214

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 so 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.

Dated this the 2nd day of September, 2026.

Debbie Elaine Key

STATE OF TENNESSEE
COUNTY OF WILSON

On this 2nd day of September, 2026, before me personally appeared Debbie Elaine Key, 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 2nd day of September, 2026.

Notary Signature
My commission expires: 2/25/30



Tennessee Certification of Electronic Document

I, Justin Foster 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 document).

Affiant Signature

9-1-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st of Sept, 2026

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027

(SEAL)

