Karen Johnson Davidson County
Batch# 1471571 DEEDWARR
09/10/2026 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20260910-0084147

Name and Address of New Owner:
Cassidy Jane Slabaugh
151 Canton Court
Goodlettsville, TN 37072

Send Tax Bills To:
Bank of America, N.A. TX2-979-01-02
4500 Amon Carter Boulevard
Fort Worth, TX 76155

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 041-14-0A-019.00-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, **Ferney Lopez and Coralio Benjamin Prestes, wife and husband,** "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Cassidy Jane Slabaugh, Sole Ownership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in Davidson County, Tennessee, being Lot No. 19 on the Final Plat of The Fields of Brick Church, of record in Instrument No. 20040604-0065967, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot

Being the same property conveyed to Ferney Lopez by Warranty Deed from New Millennium Builders, LLC of record in Instrument No. 20050615-0068681 Register's Office for Davidson County, Tennessee, dated April 12, 2005 and recorded on June 15, 2005.

Being the same property conveyed to Ferney Lopez and Coralio Benjamin Prestes by Quitclaim Deed from Ferney Lopez of record in Instrument No. 20071023-0125111 Register's Office for Davidson County, Tennessee, dated October 11, 2007 and recorded on October 23, 2007.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 1520 Brick Drive, Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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

Grantors covenants that they are lawfully seized and possessed of said real estate, have 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. 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, Grantors have caused this Warranty Deed to be executed on the 8th day of September, 2026.

Ferney Lopez by Magda Morales, her Attorney-In-Fact (SEAL)

Ferney Lopez by Magda Morales, her Attorney-In-Fact

Coralio Benjamin Prestes by Magda Morales, his Attorney-In-Fact (SEAL)

Coralio Benjamin Prestes by Magda Morales, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ferney Lopez and Coralio Benjamin Prestes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of September, 2026.

ASHLYNN HENGEMIHLE NOSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 8th day of September, 2026.

ASHLYNN HENGEMIHLE NOSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My commission expires: 11/28/27

File No. GNT-26-4796

Tennessee Certification of Electronic Document

I, Ashlynn Depoy, 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 9/8/26.

Affiant Signature

9/8/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 8 day of September, 2026.

Notary Signature

My Commission Expires: 5/12/30

