This instrument prepared by:
Icon Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 13-10032-CL

Karen Johnson Davidson County
Batch# 1472402 DEEDWARR
09/14/2026 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,838.90
20260914-0085244

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $497,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of September, 2026.

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/7/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Megan Nelson 14th Avenue North Nashville, TN 37203	United Homes Loans, Inc 1023 Burlington Avenue Western Springs, IL 60558	081 07 0Z 001.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Cynthia Marie Cereceres f/k/a Cynthia Marie Bickell, unmarried, and Brian Valadez, unmarried, as joint tenants with right of suvivorship** (individually and/or collectively, "Grantor"), transfer and convey unto **Megan Nelson, a single woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1927 of 1927 14TH AVENUE HOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1927 14TH AVENUE HOMES, a Horizontal Property Regime, of record in Instrument No. 20160908-0094320, as amended in Instrument No. 20180406-0032764 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Cynthia Marie Bickell and Brian Valadez, as joint tenants with right of survivorship, by Quitclaim Deed from Cynthia Marie Bickell, of record in Instrument No. 20221104-0119266, in the Register's Office of Davidson County, Tennessee, dated November 04, 2022, and recorded on November 04, 2022.

Being the same property conveyed to Cynthia Marie Bickell, unmarried woman, by Warranty Deed from Scott C. Walls and Cara R. Walls, husband and wife, of record in Instrument No. 20220725-0084912, in the Register's Office of Davidson County, Tennessee, dated July 25, 2022, and recorded on July 25, 2022.

This is improved property located at: **1927 14th Avenue North, Nashville, TN 37203**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 11th day of September, 2026.

GRANTOR:

Cynthia Marie Cereceres

Brian Valadez

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cynthia Marie Cereceres and Brian Valadez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of September, 2026.

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 1/7/30

202609140085244

I, Kirsten Virden, 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 9.11.26 (date of document).

Kirsten Virden

Affiant Signature

Date: 9.11.26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of September, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

