Karen Johnson Davidson County
Batch# 1474821 DEEDWARR
09/18/2026 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20260918-0086969

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

ANGELA LYLES
TENNESSEE NOTARY PUBLIC
My Comm Exp. 01/22/2030
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 299,900.00.

Affiant

Subscribed and Sworn before me this 17th day of September, 2026.

Notary Public
My commission expires: 1/22/30

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Marcelino Alvarado Raymundo, Jason Geovany Reyes Melchor, and Juana Melchor Taperia 67 Glenrose Avenue, Nashville, TN 37210	New Owner	119-02-0-188.00

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, **Jason T. Gast and Sarah Ann Gast, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marcelino Alvarado Raymundo and Juana Melchor Taperia, husband and wife, and Jason Geovany Reyes Melchor, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Sterling Heights, Section Five of record in Plat Book 1835, Page 37, 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 Jason T. Gast, a single person, by Warranty Deed from Laura Journell, a single person, dated March 4, 2016 and recorded March 7, 2026 as Instrument #20160307-0021707 in the Register's Office of Davidson County, Tennessee.
Sarah Ann Gast , spouse of Jason T. Gast, hereby joins in the execution of this document for the purposes of conveying her marital interests, if any, in the subject property.

This is [ ] improved [ ] unimproved property known as 67 Glenrose Avenue, Nashville, TN 37210 .

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 17th day of September , 2026.

Jason T. Gast

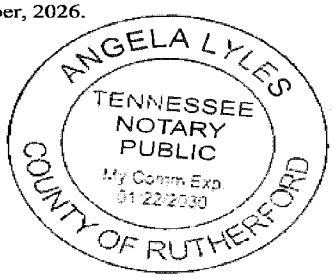
Sarah Ann Gast

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 17 day of September, 2026, before me personally appeared Jason T Gast and Sarah Ann Gast, 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 17 day of September, 2026.

Notary Signature
My commission expires: 1/22/30



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **09/17/2026** (date of document).

Jami K Averwater

Affiant Signature

09/17/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **17th** day of **September**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

