Karen Johnson Davidson County
Batch# 1475512 DEEDWARR
09/21/2026 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260921-0087557

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260855568

MARY ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $440,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of September, 2026.

M. Armor
Notary Public
My Commission Expires: 5-12-2030

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cioli Perez Marquez and Alfredo Pernia Noguera 108 Kevin Court Nashville TN 37211	New Owner	Tax Parcel ID No. 133 12 0 327.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Avery H. Oaks and Giuliana Guglielmi, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cioli Perez Marquez and Alfredo Pernia Noguera,** Husband and Wife, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of SECTION ONE, ADDITION TO GREENWOOD HILLS of record in Plat Book 4955, Page 118, 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 Giuliana Guglielmi and Avery H. Oaks, wife and husband, by Warranty Deed from Russell Dickerson and wife, Kailey Dickerson, of record in Instrument No. 20200729-0083262, in the Register's Office of Davidson County, Tennessee, dated July 28, 2020 and recorded on July 29, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, ADDITION TO GREENWOOD HILLS, as recorded in Plat Book 4955, Page(s) 118.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5209, Page 325.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5172, Page 665.

This is improved property located at 108 Kevin Court Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 18th day of September, 2026.

Avery H. Oaks

Giuliana Guglielmi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Avery H. Oaks and Giuliana Guglielmi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2026.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

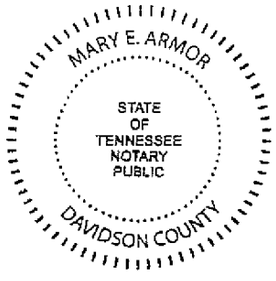
I, Regina Sills, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 09/18/2026 (date of document).

Affiant Signature

09/21/2026
Date

State of Tennessee
County of Davidson

Sworn and subscribed before me this 21st day of September, 2026.



Notary Signature

My commission expires: 5.12.2030