Karen Johnson Davidson County
Batch# 1475602 DEEDWARR
09/21/2026 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260921-0087672

Name and Address of New Owner:
Luke E. Henry and Elizabeth DeSantis Henry
345 Cedarmont Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 162-13-0-038

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, **Zadia Villaneuva**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Luke E. Henry and Elizabeth DeSantis Henry, married to each other,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 37, on the Plan of Revised Section One, Cedarwood Estates, of record in Plat Book 4675, Page 62, 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 Zadia Villanueva by Warranty Deed from Pagoda 4, LLC, a Delaware limited liability company of record in Instrument No. 20250926-0077019 Register's Office for Davidson County, Tennessee, dated September 19, 2025 and recorded on September 26, 2025. See Scriveners affidavit of record in Instrument Number 20260909-0083731, Register's Office for Davidson County, Tennessee, recorded on September 9, 2026.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 345 Cedarmont Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 on the 18th day of September, 2026.

_____(SEAL)
Zadia Villaneuva

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of September, 2026, before me personally appeared Zadia Villaneuva, 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 18th day of September, 2026.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 11.5.29

AFFIDAVIT OF VALUE

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 $435,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of September, 2026.

_____
Notary Signature
My commission expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9/18/26.

Affiant Signature – Joshua A. Terry

9/21/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 9/21/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27