Karen Johnson Davidson County
Batch# 1476031 DEEDWARR
09/22/2026 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260922-0087845

WARRANTY DEED

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Exp. 2/27/2029

BG-C-26-1005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/27/2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karina Castillo De Rojas and Elvis Dejesus Rojas Nieto	**Elvis De Jesus Rojas Nieto and Karina Castillo De Rojas**	
(NAME)	(NAME)	
1005 Esturbridge Court	**1005 Esturbridge Court**	**105-04-0-144.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Antioch, TN 37013**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STU TINNEY REVOCABLE TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELVIS DE JESUS ROJAS NIETO AND KARINA CASTILLO DE ROJAS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being, Lot No. 642 on the Revised Plan of Kensington of Priest Lake, Phase 3, as of record in Book 6900, Page 236, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stu Tinney Revocable Trust dated November 25, 2025, by Quit Claim Deed from Stu Tinney, unmarried, dated November 25, 2025, and recorded November 26, 2025, of record in Instrument No. 20251126-0094334, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stu Tinney, by Warranty Deed from Cynthia B. Wall, an unmarried woman, dated February 13, 2015, and recorded February 13, 2015, of record in Instrument No. 20150213-0013547, in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This conveyance is subject to:

- Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
- Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 6900, Page 224, and Plat Book 6900, Page 236, of the Public Records of Davidson County, Tennessee.
- Restrictive covenants and conditions contained in instrument recorded in Book 7149, Page 669, of the Public Records of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1005 Esturbridge Court, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this the 21 DAY OF SEPTEMBER, 2026.

Stu Tinney Revocable Trust

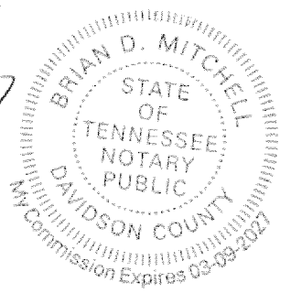
BY: _____
Susan Tinney
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN TINNEY, SUCCESSOR TRUSTEE of STU TINNEY REVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of September, 2026.

Brian D. Mitchell
Notary Public
My Commission Expires: 03/09/2027
(SEAL)



RETURN TO:
Music City Title & Escrow Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37212

Certificate of Authenticity

I, Alex McDaniel, 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 9/21/2026 (date of document).

Affiant Signature

Date: 9/22/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22 day of September, 2026.

Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER