This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-26204-AP

Karen Johnson Davidson County
Batch# 1476643 DEEDWARR
09/23/2026 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260923-0088233

This instrument was prepared by Midtown Title, LLC from information furnished by the parties and/or contained in the public records. Midtown Title, LLC is acting solely as the preparer of this instrument and has not conducted a title examination or reviewed a survey in connection with its preparation. Preparation of this instrument does not constitute an opinion or certification by Midtown Title, LLC as to the status of title, matters of survey, or the accuracy or completeness of the legal description or other title matters contained herein.

JACKIE RUDOLPH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $399,999.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of September, 2026.

Notary Public
My Commission Expires: 1/23/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel Hernandez Ramos 746 Greymont Drive Nashville, TN 37217	New Owner	120-05-0-093

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joni Lynn Cuquet, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Daniel Hernandez Ramos, unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 106 on the Map of Glencliff Estates, Section Two, of record in Plat Book 1130, Pages 77 and 78, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joni Lynn Cuquet, unmarried by Warranty Deed from Devin R. Williams, married, dated August 15, 2018, recorded August 17, 2018, of record in Instrument No. 20180817-0081509, Register's Office for Davidson County, Tennessee.

This is improved property located at: **746 Greymont Drive, Nashville, TN 37217**

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 their 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 22nd day of September, 2026.

GRANTOR:

Joni Lynn Cuquet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joni Lynn Cuquet, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of September, 2026.

Notary Public
My Commission expires: 9-3-30

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202609230088233

Certificate of Authenticity

I, Carol M Holmes, 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 9/22/26 2026

Carol M Holmes

Carol M Holmes

Date: 9/22/26

State of Tennessee
County of Rutherford

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

Notary's Signature
My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON