Karen Johnson Davidson County
Batch# 1480548 DEEDWARR
10/05/2026 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20261005-0091359

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-42924-26

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00. _____ AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE __ day of SEPTEMBER, 2026. _____ NOTARY PUBLIC My commission expires: 3/26/2030

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aurelio Balderas, 1409 Wildgrove Dr. Antioch TN 37013	Same address as new owner	176-00-0-061

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY THOUSAND AND 00/100 Dollars ($390,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PEGGY L. POPE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **AURELIO BALDERAS, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 2 on the Plan of Final Plat W.E. Sanders Property (Phase One), of record in Plat in Instrument 20000222-0016956 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 part of the same property conveyed to Peggy L Pope, an unmarried woman, from Peggy L Pope FKA Peggy Robinson Pope, an unmarried woman, by Quitclaim Deed dated June 25, 2020 and recorded July 15, 2020 in Instrument No. 20200715-0077192, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

Janet M. Johnson is signing as Attorney-in-Fact for Peggy L. Pope. Instrument recorded in Davidson County, Tennessee in Instrument no _____ , in said Register's Office.

This is improved property, known as: 4216 Maxwell Road, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 9th day of September, 2026

GRANTOR(S)

Peggy L Pope by Janet M Johnson

Peggy L. Pope, by Janet M. Johnson as Attorney – in – Fact Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Janet M. Johnson, as Attorney-in-Fact for Peggy L. Pope, 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 and seal, this the 9th day of SEPTEMBER, 2026.

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029

Notary Public

JASON C. Nguyen
Printed Notary Name

My commission expires: 5/14/29

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 9/9/26 (date of document).

Affiant Signature

9/9/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of Sept, 2026.

COMMIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature

MY COMMISSION EXPIRES: 3/16/2030

NOTARY'S SEAL