Karen Johnson Davidson County
Batch# 1481062 DEEDWARR
10/07/2026 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20261007-0092068

Warranty Deed

ASHLEE D. PAGE 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 $380,000.00. Affiant Subscribed and sworn to before me, this the ~~30th~~ 2nd day of ~~September~~ October, 2026. Notary Public My commission expires: 7-14-2030

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eric Baker	New Owners	033-03-0B-094.00-CO
109 Ivy Hill Lane		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEBRA FALCON, AN UNMARRIED WOMAN, AND SERGIO ALMARAZ LAGUNAS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC BAKER, SINGLE 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. 92 on the plan of Dry Creek Farms, Phase 2, Section 2 of record in Instrument Number 20050825-0101280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sergio Almaraz Lagunas and Debra Falcon, husband and wife by Warranty Deed from Timothy C. Wharton, an unmarried man and Dorothy W. Solomon, an unmarried woman of record in Instrument No. 20170119-0005897 Register's Office for Davidson County, Tennessee, dated January 12, 2017 and recorded on January 19, 2017. Sergio Almaraz Lagunas and Debra Falcon have since divorced. See Docket No. 26D688, Third Circuit Court for Davidson County at Nashville, Tennessee.

POA of record in Instrument No. 202610070092067, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 109 Ivy Hill Lane, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of September, 2026.

Debra Falcon Lagunas by Sergio Lagunas Almaraz, Attorney-in-Fact

Debra Falcon by Sergio Lagunas Almaraz, her Attorney-In-Fact

Sergio Lagunas

Sergio Almaraz Lagunas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sergio Almaraz Lagunas AKA Sergio Lagunas Almaraz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2026.

Notary Public

My Commission Expires: 1.24.29

COURTNEY MOORE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sergio Almaraz Lagunas AKA Sergio Lagunas Almaraz, as Attorney-in-Fact for Debra Falcon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Debra Falcon acknowledged that such person executed the same as the free act and deed of Debra Falcon.

Witness my hand and seal this 30th day of September, 2026.

Notary Public

My Commission Expires: 1.24.29

COURTNEY MOORE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY

Certificate of Authenticity

I, Holly A. Mason 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 the _____ day of 10/2/26, 2026.

Affiant Signature

10/2/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of October, 2026.

Notary's Signature (Notary Seal)
My Commission Expires: 7/14/2030

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY