Karen Johnson Davidson County
Batch# 1481191 DEEDWARR
10/07/2026 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20261007-0092225

Name and Address of New Owner:
Carlos H. Fuentes Mazariegos and Kilmany Yahir Fuentes-Ruiz
302 Shepherd Hills Drive
Nashville, TN 37115

Send Tax Bills To:
Carlos H. Fuentes Mazariegos and Kilmany Yahir Fuentes-Ruiz
302 Shepherd Hills Drive
Nashville, TN 37115

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, TN 37206

Map & Parcel No: 033 12 0 033.00

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, **John Baxter LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Carlos H. Fuentes Mazariegos and Kilmany Yahir Fuentes-Ruiz, as joint tenants with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 180 on the Plan of GATEWOOD SECTION 1, of record in Plat Book 3300, Page 47-52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Said Lot No. 180 fronts 87.0 on the Easterly margin of Cindy Place and runs back 153.2 feet on the Southerly line and 158.0 feet on the Northerly line to a broken line in the rear on which it measures 113.4 feet.

Being the same property conveyed to John Baxter LLC, by Substitute Trustee's Deed Foreclosing Deed of Trust recorded in Instrument No. 20240730-0057338, from Nestor Solutions of Tennessee, LLC, Substitute Trustee, of record in Instrument No. 20260904-0082403, in the Register's Office of Davidson County, Tennessee, dated August 24, 2026, and recorded on September 04, 2026.

Being the same property conveyed to James Martin and Marjorie Martin, husband and wife, by Warranty Deed from Cynthia Loveday, Angela Baker and Donald E. Brewer Jr., heirs for the Estate of Donald E. Brewer, deceased, of record in Instrument No.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 2nd day of October, 2026.

John ~~Baxter~~ LLC, a Limited Liability Company

By: _____ (SEAL)
January Batten, Authorized Signatory

STATE OF Kansas
COUNTY OF Sumner

Before me, Chelsea Leatherwood, of the state and county mentioned, personally appeared January Batten, Authorized Signatory of John Baxter LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of John Baxter LLC, the within named bargainor, a Limited Liability Company, and that such January Batten, Authorized Signatory of John Baxter LLC as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in Sumner County this 2nd day of October, 2026.

CHELSEA LEATHERWOOD
Notary Public - State of Kansas
My Appt. Expires 12-13-2029

Notary Signature

My commission expires: 12-13-2029

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 $265,000.00, 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 Kansas
COUNTY OF Sumner

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

Notary Signature
My commission expires: 12-13-2029

CHELSEA LEATHERWOOD
Notary Public - State of Kansas
My Appt. Expires 12-13-2029

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 October 2, 2026.

October 5, 2026
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 5 day of October, 2026.

Notary Public:

My Commission Expires: 11-18-2029