Karen Johnson Davidson County
Batch# 1482369 DEEDWARR
10/08/2026 09:08:30 AM 4 pgs
Fees: $23.00 Taxes: $684.50
20261008-0092397

# Warranty Deed

| | |
|---|---|
| SABRINA HERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-2028 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $185,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 30th day of September, 2026.<br>Notary Public<br><br>My commission expires: 7-3-2028 |

**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: |
|---|---|---|
| Rita Magdalena Guzman Hernandez | Republic Bank & Trust Co | 162-09-0C-806.00-CO |
| 808 Apple Drive | 200 S 7th St. Ste 410 | |
| Nashville, TN 37211 | Louisville, Ky 40202 | |

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, **KIMBERLY GRAY AND BRYAN SCOTT MOATE, HEIRS-AT-LAW OF THE ESTATE OF DEBORAH L. DAVIS AKA DEBORAH L. MOATE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RITA MAGDALENA GUZMAN HERNANDEZ, AN UNMARRIED WOMAN**, 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:

The following described real estate situate, lying and being in the County of Davidson State of Tennessee, to wit:

Being Unit No. A, located on Lot No. 28 on the Plan of Cedarwood Condominiums, Phase II, (Revised) as of record in Plat Book 5200, page 317, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

Being the same property conveyed to Deborah L Moat by Cash Deed for Tennessee Deed from Samuel J Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 7311, Page 647, Register's Office for Davidson County, Tennessee, dated July 29, 1987 and recorded on July 31, 1987. Deborah L. Moat and Deborah L. Moate are one and the same.

Deborah L. Davis FKA Deborah L. Moate died on December 4, 2025. Kimberly Gray and Bryan Moate are the Heirs-at-Law as referenced in Affidavit of Heirship dated January 20, 2026 and recorded on February 6, 2026 in Instrument No. 20260206-0008747, Register's Office for Davidson County, Tennessee, and Affidavit of Heirship dated January 20, 2026 and recorded February 6, 2026 in Instrument No. 20260206-0008746, 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 808 Apple Drive, Nashville, TN 37211, 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.

***Estate of Deborah L. Davis***

By: Kimberly Gray, Heir-at-law
**Kimberly Gray, Heir-at-Law**

By: ~~Bryan Scott Moate, heir-at-law~~
**Bryan Scott Moate, Heir-at-Law**

STATE OF Texas
COUNTY OF Fort Bend

Personally appeared before me, By audio-visual communication, the undersigned, a Notary Public in and for the County and State, the within named Bryan Scott Moate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Heirs-at-Law of Estate of Deborah L. Davis, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

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

Notary Public

My Commission Expires: 01/18/2029

Tennisia Fields
ID NUMBER
135235984
COMMISSION EXPIRES
January 18, 2029

Electronically signed and notarized online using the Proof platform.

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

STATE OF Florida
COUNTY OF St Lucie

Personally appeared before me, By audio-visual communication, the undersigned, a Notary Public in and for the County and State, the within named Kimberly Gray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Heirs-at-Law of Estate of Deborah L. Davis, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.
Notarized remotely online using communication technology via Proof.

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

Notary Public

My Commission Expires: 06/07/2030

MARGARET M ARRAIZ
Notary Public - State of Florida
Commission # HH 795529
Expires on June 7, 2030

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 September 30, 2026

Affiant Signature

5th day of October, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of October, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028