Karen Johnson Davidson County
Batch# 1482461 DEEDWARR
10/08/2026 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,711.25
20261008-0092547

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260955699

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $462,500.00.

Affiant

Subscribed and sworn to before me, this 2nd day of October, 2026.

Notary Public
My Commission Expires: 11/15/28

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jose Alfredo Duran Sanchez and Angelica Zuniga Padilla 5944 S New Hope Road Hermitage TN 37076	New Owner	Tax Parcel ID No. 098 00 0 009.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Edward Kehoe, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jose Alfredo Duran Sanchez and Angelica Zuniga Padilla, husband and wife,,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Beginning at a point in the center line of a T.V.A. easement at the West margin of New Hope Road as presently located, said point being approximately 2800 feet North from the intersection of Bell Road and New Hope Road; thence, leaving said West margin along the center line to the T.V.A. easement South 70 deg. 00' 20" West 191.11 feet to an iron pin, said point being the Northeast corner of Lot No. 295, Lake Park, Section 4-A, as recorded in Plat Book 5190, Page 52, said Register's Office, and the Southeast corner of Lot No. 214-A on the Plan of the Re-subdivision of Lake Park, Section 4, as recorded in Plat Book 5190, Page 15, said Register's Office; thence, along the East line of Lot No. 214-A North 19 deg. 17' 29" West 192.25 feet to a concrete monument; thence, along the North line of this tract and with a rock wall and fence North 84 deg. 14' 36" East 187.38 feet to an iron pin in the West margin of New Hope Road; thence, with said margin with a curve to the left, radius = 1118.84 feet, a distance of 146.63 feet, the cord having a bearing of South 22 deg. 47' 11" East 146.33 feet to the point of beginning, containing 31,244 square feet, 0.72 acres according to a survey prepared by R.L. Montoya Land Surveying, dated October 26, 1982.

Being the same property conveyed to John Edward Kehoe, unmarried, by Warranty Deed from Brandon D. Wingate and Billy J. Nunley, of record in Instrument No. 20180402-0030160, in the Register's Office of Davidson County, Tennessee, dated March 27, 2018, and recorded on April 02, 2018.

Helen Kehoe joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 211, 212, 213, 214, 214-A & 214-B LAKE PARK, SEC. 4, as recorded in Plat Book 5190, Page 15.

Rights of the public to the use of that part of the land described herein within the bounds of New Hope Road.

This is improved property located at 5944 S New Hope Road Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 2nd day of October, 2026.

John Edward Kehoe by Helen Kehoe Attorney in fact
John Edward Kehoe
by Helen Kehoe as Attorney-In-Fact

Helen Kehoe
Helen Kehoe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helen Kehoe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for John Edward Kehoe and that she is authorized by John Edward Kehoe to execute this instrument on their behalf.

Witness my hand, at office, this 2nd day of October, 2026.

CHAD T. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-17-2028

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Joshua A. Terry, 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 10/2/26.

Affiant Signature – Joshua A. Terry

10/6/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/6/26.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON